
Col. James Barrett Farm

HISTORIC STRUCTURE REPORT



The Col. James Barrett Farm in *Beneath Old Rooftrees*, A. E. Brown, 1896

For Save Our Heritage
Concord, Massachusetts

By

New England Landmarks
Frederic C. Detwiler
Architect & Preservation Planner
302 Central Street
Georgetown, Massachusetts 01833

July 25, 2007
Rev A - February 17, 2008

TABLE OF CONTENTS

1	Introduction.....	7
1.1	Scope.....	7
1.2	Document Overview	7
1.3	Colonel James Barrett.....	7
1.4	The Barrett Farm.....	8
1.5	Key Participants.....	8
2	Background History	9
2.1	Early Property History	9
2.2	Benjamin Barrett Period c. 1705-1728	10
2.3	Col. James Barrett Period c.1728-1779	11
2.4	Peter Barrett (1755-1808) and Prescott Barrett (1788-1861) Period c. 1780 -1860 ...	15
2.5	Late Barrett Period: c. 1861-1905.....	16
2.6	McGrath Period c. 1905 to 2005.....	18
3	Comparable/Related Houses, Outbuildings and Property Features.....	19
3.1	James Barrett Jr. House (ca.1754, ca. 1795) , 612 Barrett's Mill Rd. Concord	19
3.2	Lieut. Jonas Barrett House (1764), Piper Hill Road, Ashby MA	19
3.3	Adams Birthplaces (1681/1720s; 1663/1740s), Braintree, MA.....	20
3.4	Col. John Robinson House (early-mid18 th Century), Westford, MA	20
3.5	Emerson's "Old Manse" (ca. 1770), Concord, MA Trustees of Reservations	20
3.6	Hunt-Hosmer House and Barn (18 th Century), Concord	21
3.7	Houses in Minuteman Park:.....	21
3.8	Gen. Israel Thayer Homestead (ca. 1720), Braintree, MA	21
3.9	Nathaniel Felton Sr. & Jr. Houses (17 th and 18 th Century) , Peabody, MA.....	21
4	Existing Conditions.....	22
4.1	Introduction.....	22
4.2	Annotated Existing Conditions Drawings and Restoration Schematic Design	22
4.3	Site	33
4.4	Related Structures	33
4.5	House Exterior	35
4.6	Interior.....	37
4.7	Utilities.....	41
4.8	Conclusion	42
5	Recommendations	43
5.1	Preservation Philosophy, Restoration and Interpretation Alternatives	43
5.2	Schematic Drawings – Restoration Alternatives	45
5.3	Restoration Plan - Prioritized.....	48
5.4	Furnishings.....	49
5.5	Site Development - Grounds and Outbuildings.....	50
5.6	Related Sites.....	50
6	Scope of Work and Cost Estimates	52
6.1	Stabilization Phase I (Urgent- one year).....	52
6.2	Restoration Phase II (Short Term - two to four years).....	55
6.3	Site Development Phase III (five to ten years).....	56
7	Bibliography	57
7.1	Published Sources	57

7.2	Primary and Archival Sources	57
8	List of Appendices.....	58
8.1	Background Research	58
8.2	Suggested Maintenance Schedule.....	58
8.3	National Register of Historic Places – Barrett Farm	58
9	Illustrations.....	59
9.1	Historic Maps and Views.....	59
9.2	Existing Conditions Photographs.....	66

LIST OF FIGURES

Figure 1 Barrett Farm illustrated in Margaret Sidney's "Old Concord Highways & Byways"	
1888. Hosmer Photo. CFPL.	v
Figure 2 Barrett Farm Site Plan	23
Figure 3 Elevation - 19th Century Appearance (F.C. Detwiller Composite view 2007).....	24
Figure 4 South Elevation – Existing Conditions.....	25
Figure 5 East Elevation – Existing Conditions	26
Figure 6 North Elevation – Existing Conditions	27
Figure 7 West Elevation – Existing Conditions.....	28
Figure 8 Basement Layout.....	29
Figure 9 First Floor Plan.....	30
Figure 10 Second Floor Plan.....	31
Figure 11 Attic Plan.....	32
Figure 12 Barrett Farm Elevation ca. 1705-1768	45
Figure 13 Barrett Farm Floor Plan ca. 1705-1768.....	45
Figure 14 Barrett Farm Elevation ca. 1768-1808	46
Figure 15 Barrett Farm Floor Plan ca. 1768- 1808	46
Figure 16 Barrett Farm Elevation ca. 1808-1905	47
Figure 17 Barrett Farm Floor Plan ca. 1808-1905.....	47
Figure 18 Barrett Farm Lossing c.1848	59
Figure 19 Barrett Farm Concord Fight Harpers 1875.....	59
Figure 20 Barretts 18th c. Map North Concord Wheeler.....	59
Figure 21 North Bridge Fight Doolittle 1775	59
Figure 22 Barrett's Mill Rd. Detail 1830 Map of Concord HU	60
Figure 23 1888 Barrett Farm Hosmer CFPL	60
Figure 24 1888 Barrett Muster Rm Hosmer CFPL.....	60
Figure 25 Concord Hubbard Saltbox rear view Wheeler.....	60
Figure 26 Concord Hubbard Saltbox rear view Wheeler.....	61
Figure 27 Jas. Barrett Jr. House 612 Barrett's Mill Rd.....	61
Figure 28 Barrett Farm Little Maid Sidney/Lothrop 1898	61
Figure 29 Barrett Entry FT Merrill, Little Maid 1898	61
Figure 30 Barrett Main Entry c. 1880s Detail HNE	62
Figure 31 Barrett Ell Entry c. 1880s Detail HNE	62
Figure 32 Barrett Farm ca.1880s with horse HNE	62
Figure 33 Barrett Farm 1896 –Beneath Old Roof Trees.....	62
Figure 34 ca. 1880s SW View ditch, wall HNE	63
Figure 35 Barrett Farm ca. 1890 SE View HNE	63

Figure 36 Barrett Farm 1894 SE View HNE Webster.....	63
Figure 37 Barrett Farm c.1890 SW View CFPL.....	63
Figure 38 Barrett Farm ca. 1880s SW SOH	63
Figure 39 Barrett Farm c.1880s French Photo HNE.....	63
Figure 40 Barrett Farm SE View ca. 1940.....	64
Figure 41 Barrett Farm SE View c.1960	64
Figure 42 Barrett Farm c.1960s-71 SE View.....	64
Figure 43 Barrett Farm Battle Road HL Rich, 1970.....	64
Figure 44 Barrett Barn c.1970-75	64
Figure 45 Barrett House c.1970-75.....	64
Figure 46 Barrett Farm SE View Shed collapse c.1977	65
Figure 47 Barrett Ell Shed Plan 1977 JW Adams 1977.....	65
Figure 48 Barrett E Entry ruin JW Adams 1977.....	65
Figure 49 Barrett E. Entry shelves JW Adams 1977	65
Figure 50 Lieut. Jonas Barrett House Ashby MA.....	65
Figure 51 Gen. Israel Thayer Homestead, Braintree Historic Society	65
Figure 52 Col. James Barrett House SW View Dec. 2005	66
Figure 53 Col. James Barrett House SE View April 2006	66
Figure 54 Barrett Barn ca. 1970 and foundation ruins 2006.....	66
Figure 55 Barrett Front Doorway, McGrath era	66
Figure 56 Barrett Repair Crew Dec. 2006	67
Figure 57 Barrett House NW View with temporary shoring.....	67
Figure 58 Barrett Ell Doorway, early stone step.....	67
Figure 59 Barrett Entry and stairway view N	67
Figure 60 Muster Room, 18thc. paneling and doors.....	68
Figure 61 Barrett Muster Room Fireplace.....	68
Figure 62 Barrett 2 nd floor stair and cat	68
Figure 63 Muster Room china closet.....	68
Figure 64 Muster Room Closet Lock from 2 nd floor partition.....	69
Figure 65 Barrett Muster Room secret cupboard.....	69
Figure 66 Barrett 18th c. redware cider mug in situ	69
Figure 67 Kitchen Fireplace Wall, 18thc. sheathing.....	69
Figure 68 Kitchen c. 1900 Soapstone Sink.....	70
Figure 69 Barrett Kitchen E Wall 18thc. sheathing.....	70
Figure 70 Barrett Kitchen SW 18th c. partition sheathing.....	70
Figure 71 Kitchen re-used early chamfered post.....	70
Figure 72 17thc. Re-used Post, Chamfer Detail.....	71
Figure 73 Barrett Muster Room floor, Basement 17thc. sheathing patch	71
Figure 74 Kitchen / Basement Batten Door, 18thc. hw	71
Figure 75 W Ell Store Room flour bin.....	71
Figure 76 W Parlor View NE 18thc. panels, pilasters	72
Figure 77 Parlor Fireplace, 18thc. marble hearth	72
Figure 78 West Chamber 18thc. bolection on fireplace opening.view NE	72
Figure 79 West Chamber SE door, 18thc. H hinges	72
Figure 80 W Chamber Door H hinge detail.....	73
Figure 81 E. Chamber View NW. 18thc. doors, c.1800 fireplace infill	73
Figure 82 2nd floor E. Chamber N 18th c. door hardware	73
Figure 83 Kitchen Chamber 18thc. Closet.....	73

Figure 84 Barrett Attic 18thc. gable, View E	74
Figure 85 Attic Smoke Chamber, View W	74
Figure 86 NW Corner Post Deteriorated Joint.....	74
Figure 87 Kitchen Post Base Repair, 2007	74
Figure 88 Second floor rear door jamb, re-used partition board.....	75
Figure 89 Stencil “P. Barrett Concord Mass”, partition board	75
Figure 90 2nd floor former partition line, ochre whitewash	75
Figure 91 Barrett W Ell Chamber Paper	75
Figure 92 Barrett W Ell Chamber Paper Detail	76
Figure 93 Muster Room Victorian Wall Border	76
Figure 94 West Ell Stair, re-used floor cloth	76
Figure 95 Barrett Muster Room Floor Cloth Detail c. 1888.....	76
Figure 96 Muster Room 18th c. window trim evidence	77
Figure 97 Barrett Muster Room 18th c. window frame fragment	77
Figure 98 Barrett Basement Window, Foundation, paving stones	77
Figure 99 Barrett Muster Room Basement Artifact.....	77
Figure 100 U Mass Archaeologist, W. Entry Cobbles.....	78
Figure 101 U Mass Archaeologists, E Entry Cobbles	78
Figure 102 Help Save Barrett’s Farm	78
Figure 103 Concord Artillery in front of house, c. 1962	78



Figure 1 Barrett Farm illustrated in Margaret Sidney's "Old Concord Highways & Byways" 1888. Hosmer Photo. CFPL.

Acknowledgements

The author would like to thank the following people for their assistance in the preparation of this report with information, research, and volunteer efforts on behalf of Save Our Heritage and the Barrett Farm. Anna Winter, Neil Rasmussen, Jim Cunningham, Project Manager, Marty Pepper-Aisenberg, and Kati Winchell of Save Our Heritage (SOH). SOH volunteers D Michael Ryan, Charlene Lyle, Laura Booton, Barbara M Delorey, Steve Humphrey, Tara Wilson, Bill Rose, John, Jim, and Charlotte Bruno, Michael McGrath, Patrick McGrath, and Don Martinson. Col. James Barrett's family descendants John and Lucy Barrett, John W.A. Gilman, Shirley Lane, and Rice Barrett Flanders.

The National Park Service has provided helpful advice including Minuteman National Historical Park Superintendent Nancy Nelson, Peggy A. Albee, Manager, Historic Architecture Program, Northeast Region and staff Carole Perrault - Senior Architectural Conservator, Barbara Yocum - Senior Architectural Conservator, Maureen Phillips - Architectural Conservator, Jamie Lee - Architectural Conservator, Lauren Laham - Architectural Historian, Sharon Ofenstein - Writer/Editor, Richard Crisson - Architectural Conservators

Museum professionals, archivists and scholars of the Revolution include Leslie Wilson of the Concord Free Public Library Special Collections Department, David Wood, Curator of the Concord Museum and his staff, author Jonathan L. Bell, Brian Donahue of Brandeis University, and Judy Anderson, Curator of the Jeremiah Lee Mansion of the Marblehead Historical Society..

Structural Consultants include John M. Wathne, P.E., Elizabeth Nathan, P.E. Associate, Stephanie Moomey, and Penny Norris of Structures North Consulting Engineers. Archaeologists include David Landon, Christa Beranek, and Tom Mailot of the University of Massachusetts, Boston and Boston University. Contractors include Traditional Framers Chad Mathrani, Dan Pederson, and Joseph Roy, general contractor David Buccella, carpenter Cary Eggerling, and timber supplier Eric Starbard.

Town of Concord staff Carol Kowalski, Marcia Rasmussen, Sean Divoll, Delia Kaye, and Katie Holden.

Funding

Significant funding has come from public and private sources including the Town of Concord Community Preservation Act grants and a federal Save America's Treasures grant.

Notices

This material is based upon work assisted by a grant from the Department of the Interior, National Park Service. Any opinions, findings, and conclusions or recommendations expressed in this material are those of the author(s) and do not necessarily reflect the views of the Department of the Interior.

1 Introduction

1.1 Scope

This Barrett Farm Historic Structure Report/Preservation Plan is a report based upon available information as of February 2008. The Col. James Barrett Farm is a highly significant historic site in the American Revolution as the home of Col. James Barrett, who used it as a principal depot and storage site for the weapons and munitions of the Massachusetts provisional government. These munitions and provisions for the “Army of Observation” were the principal objective sought by the British troops on their foray to Concord. As the home of one of the commanders of the Middlesex County Militia on April 19, 1775, the Barrett Farm property at 448 Barrett’s Mill Road is significant not only for the events of April 19, 1775 but as the residence of one of Concord’s leading citizens of the period. In addition to his premier role in the Concord fight, even at his advanced age of nearly 65 years, Col. Barrett continued his work for the Revolutionary cause as a member of the Provincial Congress into 1777 as he had been since 1768.

1.2 Document Overview

Further background histories of the Barrett Farm and Col. Barrett, including detailed accounts of the events of April 19, 1775, are contained in the Appendix. However, the following summary gives a sense of the significance of the Barrett Farm from both an architectural and historical point of view. The significant surviving original components from the Col. Barrett Period, as well as subsequent changes during the 200 year occupancy by the later Barrett family, are identified below. The historic structure report/preservation plan that follows will identify not only important preservation needs and goals, but also the property’s potential for restoration and the possibilities for reconstruction of missing components - outbuildings, landscape features, etc. - in order to provide an interpretive tool for the education of the Concord community and the American public. Also of importance is recent progress that has been made, including historic fragments found in the course of emergency repairs to stabilize the structure.

Recommendations resulting from the evaluation of the structure to date reflect the condition, potential for restoration, and relative costs of each restoration alternative, keeping in mind the Secretary of the Interior’s Standards for the Treatment of Historic Properties.

1.3 Colonel James Barrett

Soon after the Battles of Lexington and Concord in which his role as the over-all field commander at the Old North Bridge is well-known and documented (see Appendix), Col. Barrett represented Concord as one of the first state representatives in the newly formed House of Representatives at Watertown. There he served on the Committee to Receive Donations for the relief of the sufferers of the Boston Port Bill. He also served on the Committee to Examine Fire-Arms for sale for the rebel cause. He was on the Committee for Accounts of the Towns that have provided for the Poor of the towns of Boston and Charlestown. He served as Middlesex Muster Master; hence the traditional name “Muster Room” of the east sitting room of the house where he performed these duties. Barrett held muster meetings of his officers and officials related to the stores and the organization and training of his units during the 1774-75 period. He became responsible for recruiting and mustering men for the army after April 1775. In addition, he served on the “Committee to receive of the Hon. Benjamin Franklin £100 sent by several

charitable Persons in England for the relief of those wounded in the Battle of Lexington [and Concord], and of the widows of those who were then slain.” Finally, in November of 1775 he was on the Committee for Procuring Hay and Wood for the Army and “to apply to General Washington for Ax-men or otherwise cause the same to be cut and transported to camp.” The elderly Colonel Barrett was finally excused from some of his military duties November 10 of 1775. The important responsibilities with which he was burdened reflect the high regard in which he was held by his countrymen. The preservation of his historic farm will provide an important component of the Minuteman National Historical Park telling the story of Col. Barrett and the life of his family, including important roles played in events by his wife, children and grandchildren. His sons and in-laws were also among militia leaders on 19 April 1775.

1.4 The Barrett Farm

Despite years of occupation and recent deterioration with loss of its later ell and barn in the 1970s, the house and grounds are surprisingly well preserved retaining a wealth of original material that witness the seminal events of the Revolution. The property was individually listed in the National Register of Historic Places November 15, 1973 and as such should qualify as a totally preserved historic structure under the state building code. This historic structure report/preservation plan consists of a review of available historic research, site inspection and evaluation of existing conditions. Recommendations include prioritized repair needs as well as alternatives for interpretation and programs for use. The end goal is to provide a document for use in short and long term planning and review for submission with the annual Community Preservation Act (CPA) application, Save America’s Treasures reporting requirements, and building permit applications. An archaeological study is now underway by the University of Massachusetts Boston.

1.5 Key Participants

1.5.1 Save Our Heritage

Save Our Heritage, Inc. is a non-profit organization founded in 1999 whose mission is “Protecting the birthplace of the American Revolution, the cradle of the American Environmental Movement, and the home of the American Literary Renaissance.”

Save Our Heritage purchased the Barrett Farm from Michael McGrath in August 2005 and has been in the process of stabilizing and restoring the structure since then.

1.5.2 New England Landmarks

Frederic C. Detwiller is the principal historic architect doing the research, preservation planning, and historic structure report for this project.

1.5.3 Structures North Consulting Engineers

Structures North’s mission is “to set a new standard of excellence in Structural Engineering and Historic Preservation.” They are the consulting engineers for the structural repair work.

1.5.4 National Park Service / Minute Man National Historical Park

The Minute Man National Historical Park has been developing a boundary study with the goal that the Col. James Barrett Farm may be incorporated into the Park. They have also been
New England Landmarks
Save Our Heritage, Inc.

advising the project with their specialists in preservation, landscape, fire safety, and operational considerations.

2 Background History

This study begins with a review of existing research and reports, in order to develop a Statement of Significance, incorporating Save Our Heritage's mission statement. The site is the subject of ongoing, repeated visits to observe existing conditions in order to compile a list of important features of the principal periods of significance. These are considered as well as emergency and long term repair needs, preservation requirements, restoration alternatives, interpretive options and goals.

2.1 Early Property History

The site of the Barrett Farm is on the flood plain of the Assabet River with its fertile soil that has been farmed since prehistoric times. Thoreau found numerous prehistoric stone artifacts proving the occupancy of the area over millennia. These artifacts may be seen in the Concord Museum and the Peabody Museum in Andover. According to research by Dr. Brian Donahue, Professor of American Environmental Studies at Brandeis University, the Barrett Farm land was acquired by the Barretts from Richard Temple. Temple had purchased the property in 1654 from William Spencer. According to Shattuck's History of Concord, (1831) William Spencer, a founder of Concord present at the purchase from the Indians ca. 1636, was granted "300 acres beyond Concord near the Alewife River" ca. 1650.

There was a sawmill on Spencer's Brook by 1678, more likely earlier since that is the earliest reference found to date. Richard Temple deeded the place to his son Isaac in 1688, along with a 1/8 share in the sawmill near his house. In the meantime, Humphrey Barrett (who lived in the village, near the North Bridge) acquired 40 acres from James Smedley near Temple's sawmill in 1684. In 1702, Humphrey left this and other land in the vicinity to his son Benjamin who went to live there. In 1728 Benjamin split his estate between sons Thomas (who received the mill) and James, who went on to become Col. James. The probated estate (which also included a right in the sawmill) has additional detail, as does the subsequent appraisal of the widow's thirds in 1744, which may help locate the original mill site.

The later Barrett Mills (involved in manufacturing, as well as grist and saw mills) remained in operation well into the 20th century, and its ruins are still visible on the north side of Barrett's Mill Road along Spencer's Brook. Peter Barrett in 1808 also owned part of the James Chandler estate property including house, barn, cider mill and cider house that James Barrett, Thomas Barrett and James Chandler had bought together from Richard Temple in 1746. Chandler's home, that could have been Temple's earlier structure, was apparently demolished after his death from smallpox in 1792. He was buried in a plot in the woods at the rear of the Barrett Farm where his gravestone with its inscription may still be seen.

Col James Barrett's wealth came from among other things the livestock and provisions that he grew. After the British army entered Boston in 1768, Barrett was a major supplier of these items (beef, grain, vegetables, etc.) until the 1773/74 period.

Recent emergency repair work has revealed several significant fragments of the early ca. 1705 house framing (re-used posts in the kitchen), molded window frames and much original wall sheathing surviving in the kitchen area. Recently discovered items include the northeast corner post that has decorative chamfered stops including diamond shaped notches or "pips" at the end.

These First Period features, along with the molded sheathing fragment found as a patch in the Muster Room floor, suggest some re-used components may even date to 17th century property owners: Spencer or Richard Temple from whom the Barrett's purchased the property. In his *Framed Houses of Massachusetts Bay 1625-1725*, Abbott Lowell Cummings reports dating First Period homes based upon gradually widening joist spacing over that period. According to a joist spacing table listing homes whose construction dates are known, the 18 ½ inch spacing of the planed and chamfered joists of the Barrett Muster Room could place its original construction even before ca. 1690. Old re-used studs found in the rebuilt back wall of the house have pockets cut to receive window heads and sills for probable casement windows 3 ft.- 3 in. in height, indicating former windows of a size comparable to those in the ca. 1680 Paul Revere House; these fragments may date to the ca. 1705 house or even earlier. These features add to the significance and interest of the 18th century fabric of the building that was itself constructed out of frugally re-cycled earlier components. Several 18th century window frame fragments have also been found in the course of the work (used as blocking for the 20th century windows), as well as other fragments of early woodwork, inscriptions of Barrett occupants and numerous items of archaeological interest to be discussed in the relevant time periods below.

2.2 Benjamin Barrett Period c. 1705-1728

The original house that is said to have been first erected by Benjamin Barrett ca. 1705 has been extensively altered, but enough components remain to get some idea of its original appearance. Possibly originally a half house, the east half of the main building has a chamfered summer beam on the first floor and chamfered girts on the second - both without decorative stops. Re-used chamfered posts with plain and decorative stops, along with planed joists with 1/8 inch chamfers in the old Kitchen, Muster Room and Chamber above (with original planed ceiling boards indicating they were meant to be exposed), likely date to the ca. 1705 Barrett house or even earlier. Intermingled with the chamfered beams are hewn girts with tooled, beaded edges. These details are typical of the first quarter of the 18th century. On the east side of the house, the undersides of the attic floorboards and Muster Room ceiling are also planed with finely chamfered joists, indicating they were to be exposed; since there is little-or-no evidence of whitewash or smoke on them, they were apparently not exposed for long, compared with the extensive buildup of smoke, soot and creosote on the long-exposed kitchen ceiling.

There are some differences in the details of the vertical sheathing in the entry stair hall: on the east side are alternating tongue-and-tongue, groove-and-groove vertical boards; on the west are more conventional, generally later tongue-and-groove boards. The original, well-smoked, unpainted board sheathing found under later 20th-century plaster in the old kitchen also likely dates to the Benjamin Barrett Period. The earliest sub-floorboards have splined joints, an early form of connection also typical of the first quarter of the 18th century.

Elsewhere in the house, the posts and beams are cased, along with 18th century plaster ceilings, obscuring evidence that would lead to a conclusive date for the exact form of the first construction of the house. A review of Concord real estate tax records might eventually pinpoint the exact dates of construction of various phases of the house. In the basement, below the Muster Room on the east, is a single floorboard patch of 17th century shadow molded sheathing; this was apparently re-used from an earlier structure, perhaps Spencer or Temple's. Other re-used fragments of framing with older, unused mortises appear in the attic, including one purlin that has a row of closely spaced one inch dowels, perhaps re-used from a stable manger from a former outbuilding. A similar manger was recently found in place and photographed at the 18th

century Hunt-Hosmer Barn on Lowell Road near the River.

Among early 18th century features of the West Chamber that may pre-date Col. Barrett are such items as the heavy bolelection molding surrounding fireplace, as well as the early 2 and 4-panel doors and H hinges with tri-partite fleur-de-lys finials. One recent discovery in the West Parlor Chamber includes the early firebox (3 ft. wide by 2 ft. 8 in. high) of the early fireplace with its wood bolelection surround that could date to the time of Benjamin Barrett. The relatively steep splay of the deep fireplace jambs, covered with layers of plaster, whitewash, soot and later "Indian" Red paint, are typical of the first half of the 18th century. The kitchen and Muster Room fireplaces bear evidence of earlier, wider fireplaces (6 ft. wide by about 4 ft. high in the Muster Room and 5 ft. by 4 ft. in the Kitchen) however these fireplaces have since been reduced in size. Their former, probably wood, lintels were removed when the smaller and more efficient fireplaces were installed and large areas of the chimney were rebuilt later in the 18th century and possibly again in the early 19th century.

2.3 Col. James Barrett Period c.1728-1779

The extended Barrett family owned the property from the early eighteenth century ca. 1705 until 1905, a period of 200 years. The over fifty year time of occupancy by Col. Barrett and his immediate family from his inheritance of the property in 1728 until his death in 1779 would be the period of greatest significance for the property. Barrett's Mill that stood on the north side of Barrett's Mill Road on nearby Spencer Brook was the source of the family's prosperity. It was also a significant component of the community effort for the Revolutionary cause, a target of the British assault on April 19, 1775, and continued in operation until the hurricane of 1938. Its ruins are now adjacent to town conservation land, near "Barrett's Mill Conservation Area" beside 422 Barrett's Mill Road.

The farm of Col. Barrett as known from early documents consisted of the Mansion House, a barn within 40 feet of the house, a small 10 foot square Corn House near the head of the lane leading to the barn, and undoubtedly a privy. Also not mentioned, but in existence by 1808 was the east ell - a "woodshed, etc. attached to the house" that probably included a chaise house for the "old chaise" in Peter Barrett's 1808 inventory. A recently implemented archaeological dig is investigating for evidence of the site of the old barn, which pre-dated that seen in the 1880s photo, according to descriptions in Margaret Sidney's *Old Concord: Her Highways and Byways*. Archaeological excavation in the area around the house is intended to determine the location of a presumed cellar bulkhead as well as former stone walls and stone paving seen in 1880s photos. To date, archaeologists have uncovered quite extensive early cobblestone pavement in both the southeast and southwest dooryards below about a foot of later fill containing early 19th century artifacts.

Benson Lossing in his *Field Book of the American Revolution*, reports he visited Col. Barrett's home in 1848 when it was occupied by the Colonel's grandson Prescott Barrett. According to Lossing, Prescott told him "The house was erected about eighty years ago by Colonel Barrett." The majority of features of the front portion of the house and the westerly ell, as they now stand are generally consistent with that c.1768 date of construction (or rebuilding) of the two story saltbox main house remodeled and/or rebuilt with its 2 1/2 story west ell, giving credence to Lossing's date citing Prescott Barrett as his source. At the same time, Lossing visited the Colonel's grandson Major James Barrett, then living at 612 Barrett's Mill Road, who told him of his participation in events of April 19th, 1775 (see Appendix).

The roof rafters of the original saltbox, still in place in the front of the main house, are numbered I to VII from west to east, suggesting the full front of the house reached its present extent by the mid-18th century. Also, the removal of the girt at the northeast corner at the juncture with the former shed indicates that the five foot small east ell entry and rear lean-to were likely part of the mid-18th century re-construction of the lean-to. The two rear stairs of 18th century date also suggest the rear lean-to was likely constructed with the front of the main house since no evidence of exterior sheathing was found on the rear, north wall of the front rooms. The East Ell and lean-to were very likely in place by the time of the presumed rebuilding of the structure by Col. (then Captain) James Barrett ca. 1768 or at least within his lifetime before his death in 1779. The West Ell addition may very well date to the Colonel's lifetime, with its rived clapboards, six-panel Georgian style paneled door with pediment, plank window frames with molded caps and 6-over-9 sash visible in old photos. Its wrought nails and oak frame could very well pre-date the end of the Revolution.

Removal of 20th century plaster revealed in the framing a second-floor opening for a former kitchen stair, originally located on the west, between the Kitchen and the Borning Room. During the 18th century, probably when the ell was added judging from wrought iron nails and hand-split lath used throughout, the stair was relocated to the east side of the kitchen; apparently at the same time, the Borning Room was enlarged by half the width of the stair, doors added to connect to the west ell addition, and a second rear stair added in the west ell. Col. James' son Peter Barrett, who inherited the house upon the Colonel's death in 1779, was born in 1755, married Mary Prescott July 8, 1779 and would then have been 24 years of age.

Built as a saltbox, the west ell ridge aligned with that of the main house. Judging from construction details and historic photograph evidence, the three story westerly ell, constructed with an oak frame, having sheathing and lath fastened with wrought nails, was most likely added sometime previous to the end of the Revolution. Typical mid 18th-century features include narrow clapboards without corner boards, windows and doorways as shown in old photos and the early vertical feather-edge sheathing of the back stairs put together with wrought nails. The earlier ell windows as seen in 1880s photos had six-over-nine light sash on the first and second floors; these were constructed of heavy mortised frames with molded caps. There were two nine-light sashes on the third floor. The windows of the main house shown in early photos are six-over-six in heavy plank frames with integral band-molding surround. The front doorway transoms, according to four panes (now in the Concord Museum collection) salvaged from the house, had characteristic 18th-century crown glass 7 in. by 9 in. bulls-eye glass panes matching in size those in the windows of the West Ell.

The now-demolished East Ell certainly existed in some form during the time of Col. Barrett. Not only is the former East Entry jut-by similar in plan to the surviving nearby original at the very comparable James Barrett, Jr. house, but there are also clues to its possible function and use in documents associated with Col. Barrett and his son Peter who inherited the Farm in 1779. Col. James Barrett's 1779 inventory contains "One Churn & two Cheese presses 12-10-0" indicating butter and cheese-making was an activity there in his time. Peter Barrett, in addition to the churn and Cheese Room, lists "an old chaise and harness" in his inventory indicating a chaise (light two-wheeled vehicle) that might easily have dated to the Colonel's time. Both the American patriots and British troops made well-documented use of chaises that played an important role in the fights at Concord and Lexington. In his aged, infirm state, Col. Barrett would have needed one, like Gen. Washington, who purchased one early in his career for Mount Vernon, where an early example is now on exhibit.

Another Boston-area museum, Braintree's Gen. Sylvanus Thayer Homestead, is most comparable to the Barrett Farm in several ways. It was also an early-to-mid 18th century saltbox form house with a board-lined east entry (with a row of coat hooks on its south wall, for which evidence remains at the Barrett Farm), a buttery or dairy, and a woodshed-chaise house ell attached to the kitchen. The Thayer Homestead has a Dairy or Buttery, with its brick-paved floor set a few steps below grade, in the same relative location as that at the Barrett Farm. In addition to a brick cistern for cooling milk cans, the dairy is lined with wooden shelves. The collection of the Braintree Historical Society, which maintains the site, also has an early cheese press in its collection, as does the Rowley Historical Society in their Platt-Bradstreet House.

On the Col. Barrett Main House interior, particularly in the Muster Room, there is evidence in the form of some original trim over the west window in the south wall, of early sash windows that were higher in the wall placed tight against the 7 ft. 3 in. high plate. With a 2 ft. 8 in. sill level, these 56 in. by 27 in. windows were very likely six-over-nine sash similar to those of the West Ell seen in ca. 1880s photos, detailed in a fashion similar to those at the James Barrett Jr. house and the Wright Tavern, which also has a very similar 18th century exterior doorway. Surviving fragments of old frames in the Muster (East) Room, 2nd floor stair entry, West Ell lean-to, and attic indicate these were heavy mortise-and-tenon frames with integral ogee band moldings suggesting 18th century period construction. These solid, frames with integral band molding are characteristic of the 18th century and appear to be the same ones seen in the 1880s photo on the Main House. The 9-over-6 windows of Col. James's West Ell appear to have plain plank frames without band moldings, like those of the earlier windows on the James Barrett Jr. house. The later 6-over-6 windows at the James Barrett Jr. house, presumably dating to ca. 1796 west addition, have the typical applied band moldings of that period, suggesting the frames of Col. James's main house 6-over-6 windows are probably earlier than those at the James Jr. house.

The front doorway of the main house as shown in old photos had a five-light transom, and a "frontispiece" surround of pilasters with a full entablature and cornice above. Although indistinct in early photos, the door probably had six panels with the smaller one at the top, which became the fashion around the time of the Revolution based upon the popular London pattern book William Pain's *Builder's Companion* of 1762.

The refined Federal-Adam Style details of the doorway with its lighter moldings as seen in early ca. 1880s photos suggest its possible rebuilding at a late 18th or early 19th century date, probably based upon Pain's *Builder's Companion* or the later work by Asher Benjamin, whose 1797 *Country Builder's Assistant* was based upon Pain's book. The nearby James Barrett Jr. house, so comparable to Col. Barrett's Farm, had its 6-over-6 window sash and doorways put in, probably in the course of construction of the West addition, described as "built a few years since" in James Jr.'s will of 1799 and dated by its present owners to 1796.

On the interior, panel-wainscot of the Muster Room and Parlor chimney walls is characteristic of the period around the time of the Revolution. The raised over-mantel panels of the Muster Room and Parlor are entirely intact, covered with many layers of paint. The pilasters of the Parlor are notable architectural features reflecting the status of the Barretts in the community. As a member of the Massachusetts legislature, Col. Barrett would have been exposed to the high-style buildings of Boston including the Old State House as well as the later Council Chamber installed in the Fowle House at Watertown during the siege of 1775-1776.

The marble of the Barrett Parlor fireplace hearth appears to be Pennsylvania King of Prussia marble of the type popular at the period of the Revolution. In fact Franklin's "Pennsylvania New England Landmarks Save Our Heritage, Inc.

Fireplaces” were being imported to Boston as early as 1745, one being brought from Philadelphia through Salem and installed in the Meetinghouse at Watertown in 1775 for the benefit of Massachusetts legislature then meeting there. Since several Boston-area serving tables were topped with King of Prussia marble, as well as hearths in Cambridge Tory Row homes, it is equally likely the marble was imported to Concord around the time of the Revolution.

The West Ell entry doorway as seen in ca. 1880s photos, had a typical mid-eighteenth century six-panel door with a four light transom and pediment above. On the interior evidence of former strap hinges in the form of either pintle or pintle hole was found at the front and both rear exterior doorways (openings typically about 3 ft. - 0 by 6 ft. 3 in. height), as well at the east cellar doorway. Most other doors had spade pattern Suffolk latches, as determined by one example found on a surviving batten door stored in the cellar, with doors in vertical board partitions matching the detail of the vertical board sheathing. One spade-pattern Suffolk latch is also seen on the six-panel 18th century exterior door to the kitchen in the ca 1888 view of the Muster Room in Margaret Sidney’s *Old Concord: Her Highways and Byways*. A rounded bean cusp Suffolk latch remains on the 4-panel door with H hinges leading from the Borning Room to the West Ell.

The narrow clapboards were spaced at about 3 ½ inches to weather as determined by nailing evidence in the old west wall of the main house at the west ell cellar entry. The clapboards met at the corners without corner boards as seen in the early 1880s photos of the west ell. On the interior, the board-encased frame and feather-edge vertical sheathing of the west ell also suggest its construction pre-dated the Revolution. Although the exterior features have since disappeared, they are easily reproduced from the old photos and surviving evidence at the house.

Some earlier re-used elements were apparently incorporated within the house in the 18th century expansion, as well as some later alterations that are described below. Despite the vicissitudes of almost 250 years, Col. Barrett’s house remains an excellent example of a mid-eighteenth century Georgian home.

The principal features surviving from the Col. Barrett period include:

- a) frame, posts, studs, beams girts, joists of both main house and front of ell
- b) most flooring and interior trim of first and second floor front rooms
- c) front stair, railing, balusters (compare minor stair in Lee Mansion Marblehead, 1768)
- d) vertical sheathing in the old lean-to kitchen
- e) chimney wall paneling and trim in the parlor, muster room, parlor chamber
- f) interior 2 and 4-panel doors, most with early H hinges in the Borning Room, Bedroom above, Muster Room, Parlor, East and West and Chamber
- g) attic and both back stairs, vertical board sheathing, flooring
- h) plaster (on hand-split lath fastened with wrought nails) and paint finishes in many areas to be determined
- i) old door and window openings with fragments of early window frames and trim
- j) brick chimney, larger fireplaces, the rear oven in the Muster Room fireplace, and dry-laid fieldstone masonry foundation
- k) stone foundations, steps and fieldstone walls of the Col. Barrett and earlier periods

remain, including a brownstone front step (possibly from Middletown CT or Longmeadow, MA). These should be preserved for interpretation of the early Barrett period, and restored where missing and known from documentary sources such as historic views and photographs

The principal architectural features remaining from the Georgian Period adding to the home's architectural significance include the original heavy beaded and cased framing, the chimney with its original fireplace openings; front stairway with its characteristic closed stringer, turned balusters and heavy square newels and handrail; the high-style chimney wall paneling of the west parlor with its fluted pilasters flanking the fireplace; the paneling of the east muster room; the doors and bolection surround of the west chamber; the vertical unpainted board sheathing of the old kitchen, two early rear stairs, attic stair with its vertical board sheathing and unusual "good morning" double staircase. It also has an eighteenth century bi-fold attic door on wrought iron H hinges that is a unique early feature.

2.4 Peter Barrett (1755-1808) and Prescott Barrett (1788-1861) Period c. 1780 -1860

In the early nineteenth to mid-nineteenth century, some improvements were made to the house including raising the building about a foot with cut granite underpinning. Six-over-six windows were installed, undoubtedly by the time of Lossing's 1848 visit. A close examination of Concord real estate tax records might eventually pinpoint the exact date of the renovations.

Although not visible in the Lossing view, it is certain the now-vanished east ell, with its dry-laid foundation of small fieldstones was added by that time as it is referred to in the 1808 division of Peter Barrett's estate. Mary Barrett's dower third of the estate was to include "The Mansion House and the wood house &c. adjoining the same apprizd [sic] at twelve hundred dollars" along with "the southerly half of the barn to the northerly barn flower way with the lower part of the shed adjoining, except the horse stable therein apprizd at one hundred and fifty dollars" and "the whole of the Corn Barn apprizd at twenty five dollars" as well as "fourteen and a half acres of improved and woodland on and about which said Buildings stand."

Barrett Farm undoubtedly then had a well room in the shed, along with the chaise house for the "old chaise and harness" listed in Peter Barrett's 1808 inventory, along with the wood shed and privy. Similar features are shown in Mary Wheeler's 1897 restored view of Minot-Thoreau house as it appeared on its original location, a half mile west of its current location.

The Barretts were kin of the Minots. Col. Barrett's father, Benjamin Barrett married James's mother Lydia Minott in 1705. Deacon George Minot b. Oct 23, 1741 having married. (1) Jan 17, 1765, Rebecca Barrett, daughter of Col. James Barrett.

Jonas Minot's home, Thoreau's Birthplace on Virginia Road (according to an 1813 description of Widow Mary Minot's dower thirds) had much in common with the Peter Barrett era layout of the Barrett Farm: Mary Minot was allowed the privilege of "...kitchen and sink room equal to the 1/2 part in common and back yard and well also one half of the wood and chaise house and small room between the wood and chaise house and of laying and cutting wood in the wood yard end of the House and the passageway down to the lower well to be used in common." Another statement adds: "...with a privilege [sic] in the [lean-to] kitchen to work and bake in the oven - also a privilege in the sink room and the bedroom in the west end of the house and the chamber of said bedroom to pass and repass out at the back door."

[“Widow Mary Minot”, Special Collections, Concord Free Public Library]

The second floor rear of the Barrett Farm house, with its relatively crude early cut nails, was
New England Landmarks
Save Our Heritage, Inc.

most likely added to the old saltbox lean-to around 1810, with additional minor alterations to the ca. 1830s. Peter Barrett's 1808 inventory also includes "Lumber in the Cheese Room," "one cag [keg] of nails" and 4,000 [feet?] of Boards and slitwork" suggesting an imminent building project, planned or in progress. Evidence of vertical board partitions with beaded studs at door openings, suggests they were nearly identical to those of the James Barrett, Jr. house nearby. One vertical board with a black stencil inscription "P. Barrett, Concord MA" suggests this was the work of Peter or Prescott Barrett. A second "P. Barrett" inscription incised into a rear slope roof sheathing board of the west ell tends to corroborate this fact.

The Cheese Room is a rare feature that would have been similar to that at the Salem Towne House in Sturbridge which also has a well in its attached shed according to Holly V. Izard's "Dairying in the 1830s in Central New England:

"Dairying was always an integral part of central New England farming operations. By the 1830s, products of the dairy—products safe from western competition—had become highly important market commodities for the region's farmers. Interpretively, men like Salem Towne would have moved to the cutting edge. His farm staff would have used the most up-to-date equipment, stored fifty or so pans of milk on the brick-floored cellar, made butter throughout the season—with fifteen or twenty pounds of butter at a churning and twenty to thirty pound cheeses lining the shelves of a cheese room, and carefully recorded yields and prices. (It requires imagining for the public, on the part of staff, the full complement of cattle, crops, hay, pasture, woodland, as well as full milk pans on the brick floor, to create the feel of this dairy operation.) Middling farmers like Pliny Freeman followed the typical seasonality of dairy production—butter in spring and fall, cheese in summer. Farmers at both the top and middling levels would have participated in local marketing and, to varying degrees that were dictated by volume of production, in larger market arenas."

The chimney, added attic smoke chamber and smaller fireplaces (including the smaller kitchen fireplace with its oven and ash pit to one side) with their shallow and widely splayed jambs, are typical of Count Rumford's late eighteenth century principles and would also have been updated to some extent around that time, likely the ca. 1810's-30s Prescott Barrett renovations. The principal features of the Peter and Prescott Barrett Period are:

- a) upper cut stone granite underpinning of the house foundation and steps
- b) second floor rear addition to original saltbox including the West Ell's rear extension
- c) rear roof framing and sheathing
- d) framing and sheathing of easterly one-and-a-half story shed (demolished c.1977)
- e) front window frames shown in old photos to have contained six-over-six sash
- f) chimney extension, added attic smoke chamber, smaller fireplaces and kitchen oven
- g) cut stone barn underpinning, foundations and possibly earlier fieldstone walls remain

2.5 Late Barrett Period: c. 1861-1905

After the death of Prescott Barrett in 1861, the Barrett farm was occupied by George Hayward Barrett, apparently with at least one of his twin sisters Augusta Haywood Barrett, daughter of Prescott's, and twin of Martha Sherman Barrett. Prescott's 1862 inventory is very complete and lists not only all of the furnishings and equipment of the house and farm, but also all of the "creatures" or livestock. All the living heirs would likely have had to sign off on the title to the

McGraths when it was bought by them in 1905. (See Probate and Deed Records, etc. in the Appendix)

According to the Prescott Barrett 1861 Inventory, airtight stoves had been added to the parlor and front bedchambers. A “cooking stove” was surprisingly listed in the Sitting or Muster Room, not the kitchen. All four front rooms were carpeted and had earlier floor cloths and the Sitting Room was also papered with a border as seen in the ca. 1888 photo of the Muster Room published in Margaret Sidney’s *Old Concord Her Highways and Byways*.

It appears that one of Prescott’s twin daughters were in the house the day Margaret Sidney (AKA Harriet Lothrop) interviewed the Barretts about the April 19th, 1775 events for her book *Old Concord: Her Highways and Byways* (1888 and 1892). She refers to “Miss A.” as “one who knows her story well and enjoys telling it.” She also states Col. Barrett was her great grandfather, so she must have been Augusta Haywood Barrett, daughter of Prescott, and twin of Martha Sherman Barrett. Her account squares quite well with Mrs. Peter Barrett’s 1831 interview with Shattuck, and adds a few more details. Regarding the “curious hole shaped like a three-leaf clover, over the door; Miss A. pauses in her description to tell us that her father [Prescott] said it was cut there when the house was built – for what purpose, other than ventilation, the visitor cannot imagine.”

It is unusual to have this continuous line of family lore, all corroborating others such as the Melisent Barrett Swain tradition and it all comes together to complete the picture of the Barrett Farm. Copies of Miss Augusta H. Barrett’s account, along with Shattuck’s notes on Col. Barrett’s munitions distribution notebook are in the Appendix.

Based both upon their appearance, as seen in old photos taken before their destruction ca. 1977, the L-shaped barns to the west of the house with their remnants of hand hewn beams, appear to have been constructed by the mid-nineteenth century. The high foundation of heavy large drill-quarried granite block is also characteristic of the early-to-mid 1800s. Some hand-hewn mortise-and-tenon fragments observed in the ruins indicate that parts of the earlier eighteenth century barn may have been incorporated within the later barn structures.

The principal features of the late Barrett Period are:

- a) mid-nineteenth century barn and its initial westerly ell (demolished c.1977) , some fragments of framing remain in the ruins
- b) portions of cut stone foundations of the later barns and house, east ell shed exterior finish
- c) miscellaneous minor interior changes to doors, trim, hardware and finishes as shown in 1888 photos
- d) updating of heating with airtight parlor, bedchamber and kitchen stoves, furnace, utilities
- e) barn fragments and other artifacts that remain from the mid 19th century should be retained for interpretive display of the late Barrett Period

Other interesting facets of the history of the Barrett Farm were contributed by a Concord author who has documented the appearance of aspects of the house at that period, particularly the Muster Room and Kitchen. The story of Col. Barrett's and granddaughter Millicent, cartridge maker, is told in detail in her 1892 *A Little Maid of Concord Town 1775* by Margaret Sidney (aka Harriet Lothrop, founder of the National Society of Children of the Revolution. <http://www.nscar.org/>. The story is centered on the Barrett House and has good illustrations of it as well (copies attached).

Original prints of Hosmer's 1888 views of the Barrett Farm from the east and the Muster Room published in Margaret Sidney/Harriet Lothrop's *Old Concord Highways and Byways* included hereafter shows (when details are scrutinized) the original rear kitchen door with spade Suffolk latch and kitchen floorboards about a foot wide. Also visible are the tattered old Muster Room floor cloth, worn carpet in a floral pattern, and floral stripe wallpaper with a geometric border in the Muster Room (see attached). Much information is to be gleaned from a somewhat dim view.

Although air tight stoves have been in front of the covered fireplaces since at least the early 1860's (see Prescott Barrett Inventory), in the Muster Room, upon opening up the fabric of the structure, we recently found some further information. Findings include physical evidence such as old heavy molded window frame components and the bake oven in the back wall of the recently-unveiled fireplace. (See photos of the Muster Room with the fireplace re-opened).

Some of the later changes to the Barrett Farm including house and barn exterior finishes, door and window changes may have been the work of George Barrett. In the journal of A. Bronson Alcott are a several interesting references to comparable Barrett carpentry and clapboards for the Alcotts' Orchard House, apparently provided by George Barrett (See Appendix).

2.6 McGrath Period c. 1905 to 2005.

During the hundred year McGrath family occupancy, modifications occurred primarily to the exterior fabric, with other changes to interior finishes and trim, as well as utilitarian features such as heating, electric lighting and plumbing, as well as kitchen and bathroom fixtures and appliances.

The principal features of the McGrath Period are:

- a) The two-over-one window sash of the main house and ell, other six-over-six sash in smaller openings
- b) The early twentieth century front doorway, hood and other exterior doors.
- c) Clapboards and trim of the exterior marked with the supplier mill's name: D. Fraser & Sons was in business in New Brunswick, Canada in 1905.
- d) Asphalt shingle roofing
- e) The brick stove flue chimney of the West Ell is inscribed "Built April 1911"
- f) Barn and house artifacts remain from the McGrath Period. These and other items should be saved for later exhibition and interpretation of the late farm period.

An interview with Patrick McGrath provided some additional information about the former east shed:

- a) The old Kitchen Stove was a wood-burning ca. 1905 Glenwood Range, broken up and sold for scrap in his childhood. He said his mother always regretted getting rid of the wood stove when central steam heat was installed because the kitchen was forever cold thereafter.
- b) The area just east of the old end entry was the wood shed; Patrick's childhood job was to load the kitchen stove with firewood. He doesn't remember seeing the well so it was probably floored over in the 20th century. Northwest area of the shed was open to the roof, the rest floored over.
- c) The small room behind the east entry was made of "bead board" with shelves around the

walls as shown on the 1977 photos and sketch plans by Jeffrey Adams of 142 Farmers Cliff Road, Concord. The area behind it off the well room was open to the rafters, with a full second floor elsewhere in the East Ell reached by a ladder to the ell loft on the east end.

- d) East of the well room area, divided by a board partition, was the storage area [probably the "chaise house" for a riding chair, later a buggy; board ramps for cart wheels are visible in old photos] with shelves on the walls and a three-seat privy in the NE corner. Patrick McGrath, who provided a photo of the three-seat privy, reported that a collector acquired the seat ca. 1977 and may still exist. He is checking on its possible recovery.
- e) The culvert for the drainage of the back yard ran between the two rows of lilacs west of the house. A small bridge to the barn area was at the head of the culvert.
- f) The formal garden was behind the house with rose arbors and raised beds including a circular one over the septic system. He has slides of the place and is making copies to show us.
- g) Dating exterior windows and clapboards: Patrick McGrath remembered his grandfather began remodeling the exterior and replaced the windows soon after the purchase of the Barrett place in 1905. This information was corroborated by a ca. 1905 inscription found on the reverse side of a clapboard as well as the 1911 date on the West Ell chimney. (see Existing Conditions).

3 Comparable/Related Houses, Outbuildings and Property Features

3.1 James Barrett Jr. House (ca.1754, ca. 1795) , 612 Barrett's Mill Rd. Concord

A very comparable 18th century Barrett family home belonged to James Barrett Jr., Esquire, father of cartridge-maker daughter Meliscent and her brother, later Major James Barrett (III) who helped to move and hide munitions in 1775. Among the home's many similarities with that of Col. Barrett are its similar overall form with the early 18th century center-chimney main house at the east and later 18th century addition to the west. It has the same planed, chamfered floor joists and principal beams in the east room and rear kitchen. It has an identical trefoil cutout over the east room doorway to the entry, giving it a great similarity. Family tradition, according to Patrick McGrath, asserts that Col. Barrett lived in the James Jr. house while his own home was under construction, probably during the rebuilding of ca. 1768. This may help explain the homes' strong family resemblance. In addition, the now demolished east ell of the Col. Barrett Farm remains intact in similar form at the James Jr. house. It has an intact board-sheathed Dairy or Buttery separated from the east entry by a vertical board wainscot partition. The second floor of the "jut by" has a lean-to shed roof with its second floor flared post being cased like other posts are in both houses. The James Jr. east ell approximately fits the remaining foundation footprint at the Col. Barrett House.

3.2 Lieut. Jonas Barrett House (1764), Piper Hill Road, Ashby MA

Jonas Barrett, b. 1738, son of Benjamin Barrett of Concord, moved to Ashby, Massachusetts in 1760. Ashby is on the New Hampshire line, very near New Ipswich, NH, the home of Charles Barrett who built Forest Hall there in 1784. Jonas Barrett's Ashby saltbox house of 1764, very similar to that of his uncle Col. James Barrett in Concord, was the second one built in the new town. Jonas Barrett, a town selectman, held the first town meeting in the west room. The center-

New England Landmarks
Save Our Heritage, Inc.

chimney saltbox house in early views has the same 6-over-9 window sash seen in early photos of the Col. Barrett Farm west ell. The story-and-a-half east ell shed also is similar, with its south-facing opening for a wood/chaise house with small windows in the loft above.

3.3 Adams Birthplaces (1681/1720s; 1663/1740s), Braintree, MA

The John Adams Birthplace, like the John Quincy Adams Birthplace adjacent, is one of the few well-preserved and restored early 18th-century saltbox homes retaining its early form. Together they represent what the original ca. 1705 home of Col. Barrett may have looked like prior to the extensive ca. 1768 rebuilding made evident by the re-use of old two-story posts in the former one-story lean-to. It is notable that the Barretts' only work of art, other than the escutcheon or family coat of arms drawn for the gravestone cutter in 1779, was a "picture of John Adams" listed in Peter Barrett's 1808 inventory. The Adams birthplaces also are good for comparing adjacent family homes as they evolved over the 18th century and into the early 19th century.

3.4 Col. John Robinson House (early-mid18th Century), Westford, MA

Col. Robinson marched as an aide to Col. Buttrick at the North Bridge as mentioned in the Doolittle 1775 print caption. According to "The Concord Fight", Harpers Monthly 1875: "Among those early on the field from the neighboring towns was Lieutenant-Colonel John Robinson, of Westford, of the regiment of minute-men commanded by the brave Colonel William Prescott. He was accompanied by the Rev. Joseph Thaxter, Captain Joshua Parker, and Private Oliver Hildreth. Mr. Thaxter had been preaching at Westford as a candidate. On the first tidings of danger he hastened to Concord, armed with a brace of pistols, and was in front to receive the first fire of the enemy; and he and William Emerson, the pastor of Concord, were the first chaplains of the Revolution."

The Robinson House in Westford had several features in common with Col. Barrett's. In a photo taken prior to its destruction, the similar five-bay, center chimney saltbox house had an east ell with side entry and woodshed/chaise house. An early barn is visible behind, comparable to the reported location of the former 18th century barn of the Barretts. In front of the sheds are visible a woodpile and to the right, a wooden pump such as may have been present at Barrett's Farm. A similar wooden pump is shown in the 1777 view of the old Concord Gaol, where Col. Barrett was in charge of prisoners. Another well-documented one reproduced at Harvard was originally made by Col. Loammi Baldwin of Woburn in 1782-4. The Golden Ball Tavern in Weston also has an original wooden pipe for an 18th century pump stored in its early barn, probably comparable to the early Barrett barn.

3.5 Emerson's "Old Manse" (ca. 1770), Concord, MA Trustees of Reservations

The Old Manse in Concord, by North Bridge, was reportedly built in 1770, very close to the time of Col. Barrett's rebuilding of his home. Although a gambrel roofed structure, the Old Manse kitchen retains its original over-mantel panel with an 18th century mantel shelf added, probably similar in form to the missing former kitchen over-mantel in the Barrett Farm. The fireplace itself has undergone a similar evolution with its brick beehive oven and ash pit at the side, smaller early 19th century firebox, and boiler or set kettle added. On the rear of the Old Manse are indisputably 18th century inscribed window sash through which the occupants, including Rev. William Emerson, watched the North Bridge encounter in 1775. An old HABS photo of the kitchen prior to its restoration shows the later ca. 1905 kitchen stove similar to that reported by Patrick McGrath to have been in the Barrett Farm kitchen when owned by the McGraths.

3.6 *Hunt-Hosmer House and Barn (18th Century), Concord*

The eighteenth century Hunt-Hosmer House was a saltbox in its original form, but has been extensively altered over the years. The more comparable Hunt-Hosmer Barn (HABS No, MA-821) is well documented by the Historic American Buildings Survey with both drawings and photos. It is a large 18th century double English barn with twin entries in the long side, similar to that suggested by the 1808 description of the old Barrett Farm Barn in the Peter Barrett Estate's division of his widow's dower third. With its side entries, oak and pine frame covered with vertical sheathing boards (many still fastened with wrought nails), old wooden cow stanchions and early manger with row of dowels in a heavy timber framework, it may well represent the approximate form of the original Barrett Farm. One particularly noteworthy detail is the vent cutout in the gable end resembling a heart; in the case of the Barrett Barn, this would likely have resembled the Muster Room trefoil cutout.

3.7 *Houses in Minuteman Park:*

Below are listed several 18th century saltboxes, former saltboxes or homes of similar date in Minuteman National Historical Park, although these are not all so comparable since they have been more generally altered and restored than Barrett Farm. However this list gives an idea of the number of structures of comparable date that remain in the Park for study:

- a) Major John Buttrick House, (ca. 1715, 19th c.), 231 Liberty St., extensively altered
- b) Meriam House (ca. 1705, ca. 1725), Meriam's Corner, 34 Old Bedford Rd. restored
- c) Widow Olive Stow(e) House (ca. 1760), 965 Lexington Rd.
- d) Samuel Whitney House "Wayside" and Barn (ca. 1716, 1840s-1860s), greatly altered
- e) Ephraim Hartwell Tavern (ca. 1733) , Virginia Rd.
- f) Capt. William Smith House (ca. 1693), Virginia Road
- g) Samuel Brooks House ca. 1692-1728, 1175 Lexington Rd.

3.8 *Gen. Israel Thayer Homestead (ca. 1720), Braintree, MA*

In many ways, despite its having been moved, the careful restoration of the Thayer Birthplace has provided an excellent window into an 18th century saltbox home, with its east ell entry, buttery and sheds, most comparable to the Col. Barrett Farm, after the other Barrett family houses. Although it has a stone chimney, the chimney configuration shows the 18th century form of the kitchen fireplace and other rooms that are typical of the period. Most comparable is the kitchen with its east entry in the same relative location as that of the Barrett Farm, complete with a row of wooden coat hooks in the same relative location as later cast iron ones at the Barrett Farm. The buttery at the east side of the kitchen was found during archaeological investigations, to have had a sunken brick-paved floor and brick cistern used for cooling milk. It also has an early cheese press probably similar to the two found in Col. Barrett's 1779 inventory (others are found in the Salem Towne House at Sturbridge and the Rowley Historical Society). It also has a similar east entry, and ell with woodshed/chaise house extension. Interior finishes including paint colors and early 19th century wallpapers are similar to those found at the Barrett Farm.

3.9 *Nathaniel Felton Sr. & Jr. Houses (17th and 18th Century) , Peabody, MA*

These properties, operated by the Peabody, MA Historical Society, are a pair of well-preserved

comparable 18th century saltboxes with sheds remaining (despite nearby North Shore Mall development) in their natural setting adjacent to the City of Peabody's 275 acre Brooksby Farm with its thousands of fruit trees. There is (or was) also an old wooden pump at one of the houses, similar to one likely once to be found in the Barrett Farm well room of the East Ell. These houses are included as examples, like the Adams Birthplaces and Barrett family homes, of the evolution of family homesteads of the period for comparison and study purposes.

4 Existing Conditions

4.1 Introduction

The initial inspection of the Col. John Barrett House was undertaken to evaluate its restorability from a structural point of view, as well as its restoration potential from an architectural-historical perspective. This inspection and subsequent continued inspections during emergency repairs reveal not only that the house is restorable, but that it retains many of the features contributing to its primary period of significance, as of the time of the Revolution. Despite some later Barrett Period changes and its serious deterioration due to deferred maintenance, particularly of the rear wall (see separate structural report detailing substantial structural concerns), there are many original features remaining in the house in various conditions, evaluated as described below:

4.2 Annotated Existing Conditions Drawings and Restoration Schematic Design

The following existing conditions drawings of the Col. James Barrett Farm are annotated to reflect the conditions at the house as observed during inspection visits to Save Our Heritage's Barrett Farm property over several months of ongoing emergency repairs to the framing. Certain areas of the property were initially inaccessible and/or obscured, so the conclusions and observations listed herein are updates of earlier assessments that were necessarily preliminary. The existing conditions descriptions following the drawings summarize our observations, also expanded upon in the Structure's North Consulting Engineers Inc. preliminary structural evaluation, drawings and specifications generated for emergency stabilization repairs.



New England Landmarks
Save Our Heritage, Inc.

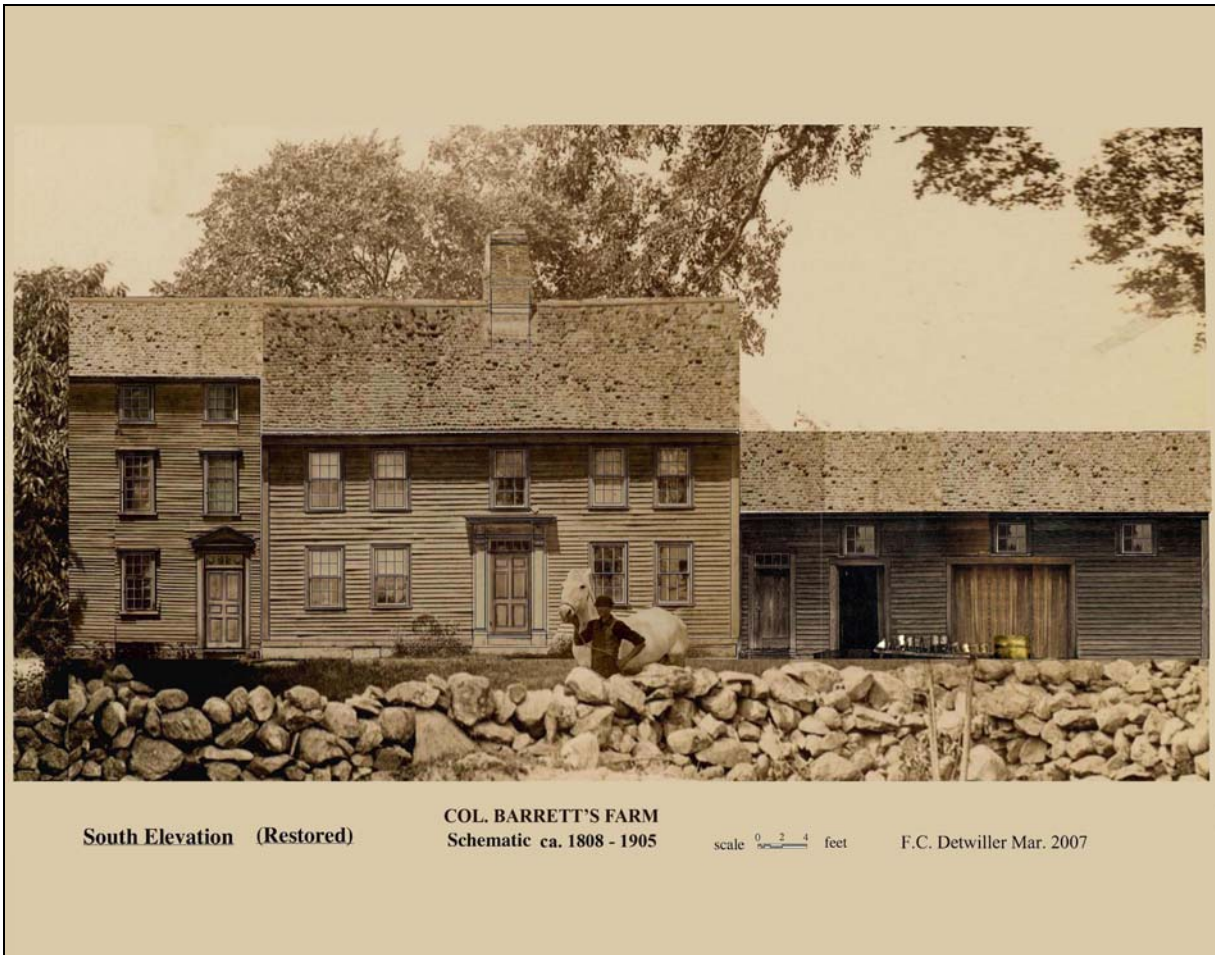


Figure 3 Elevation - 19th Century Appearance (F.C. Detwiller Composite view 2007)

Based upon measured drawings and historic photos, this view depicts the Barrett Farm as it appeared ca. 1885. The original saltbox house of ca. 1705 had been extended around the time of the Revolution with the addition of the west ell at the left having 6-over-9 windows with molded caps and 6-panel doorway with pediment. Between the 1770s and 1808, the Colonel's son Peter updated the old saltbox and its fireplaces, rebuilt the front doorway with pilasters and installed 6-over-6 windows. Finally, between the 1810s and 1860s, grandson Prescott continued updates adding the second floor rear and rebuilding the east ell shed, demolished ca. 1977.

About 1886 Harriet Lothrop visited the old Barrett Farm where Col. Barrett was Muster Master, commanded the militia at North Bridge and stored supplies the British sought on April 19th, 1775. There she heard the family history of the events of April 1775 from then-resident Augusta Barrett, daughter of Prescott and great-granddaughter Col. James Barrett. Lothrop, then resident of Hawthorne's Wayside, was thus inspired to write under her pen name of Margaret Sidney, *Old Concord Her Highways and Byways* (1888) which features the house. Ten years later in 1898 she wrote her historical novel *A Little Maid of Concord Town 1775*, centered on the story of Meliscent Barrett, the Colonel's granddaughter who made cartridges in the house, and her brother James (III) who helped hide the munitions, carrying them away in ox carts in 1775. Lothrop in 1894 founded the Concord Chapter of the Daughters of the American Revolution, and in 1895 founded the National Society of Children of the American Revolution; both active today.



Figure 4 South Elevation – Existing Conditions

The existing house front has retained the form of the early ca. 1705-1768 two-story saltbox with its later 18th century west ell addition. The cut stone underpinning, upper roof and chimney date to the additions by Prescott Barrett ca. 1810. The former East Ell of ca. 1810s to 1860s, shown dotted at the right, is based upon several historic photos taken prior to its demolition, an annotated sketch plan made in 1977, and the fieldstone foundations which remain. Doors, 2-over-2 and 2-over-1 windows date to the turn of the 20th century as do the clapboards, one of which was found on the rear wall with the ca. 1905 stencil of Fraser & Sons, New Brunswick Canada. Former 20th century window blinds seen in old photos are shown dotted. The existing door trim, windows, clapboards and a few framing components of the south wall are seriously deteriorated. Modern asphalt shingles date to within the last ten to twenty years. The bronze wall plaque commemorating Col. Barrett's home and his role in the events of 1775 was installed by the Concord Chapter of the Daughters of the American Revolution in 1961.

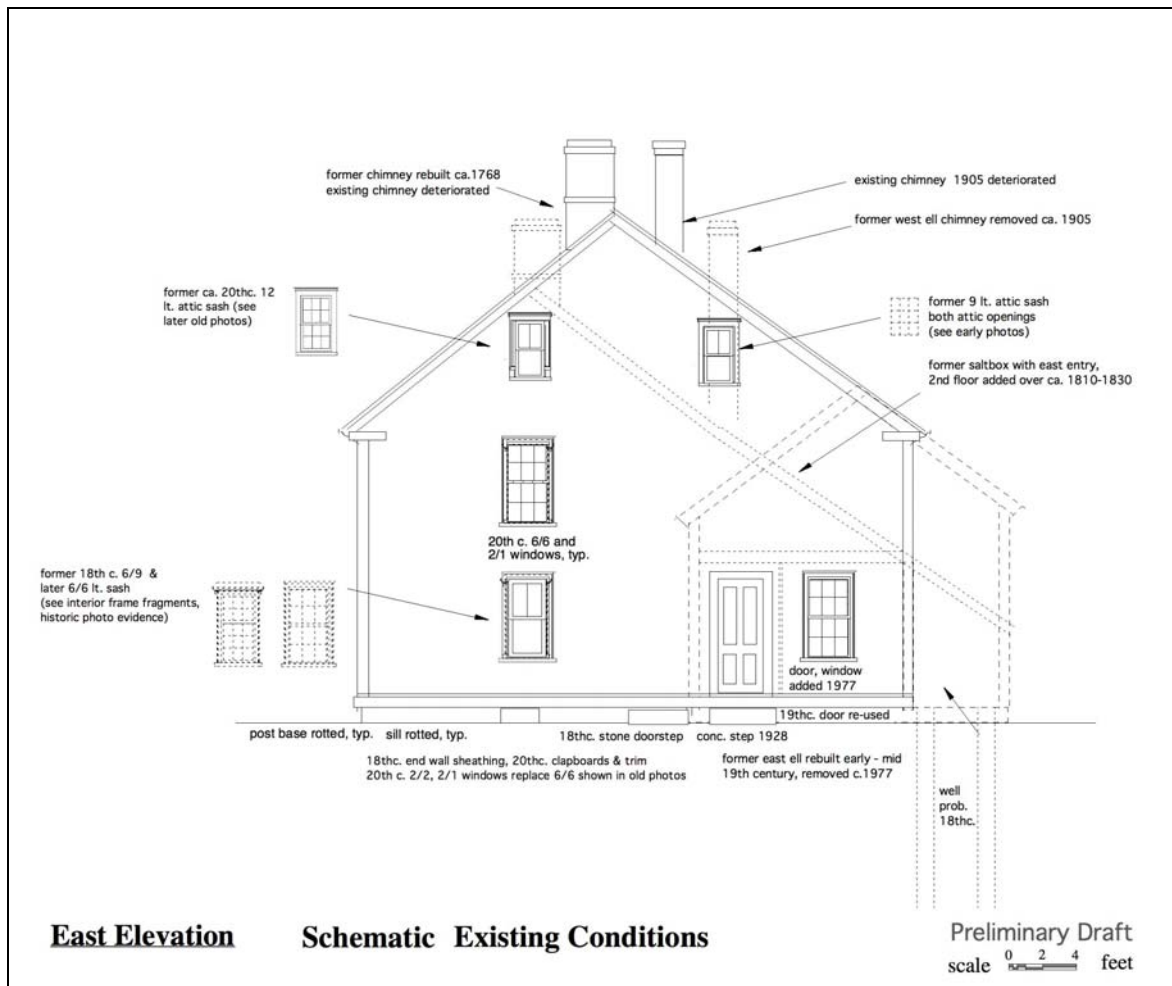
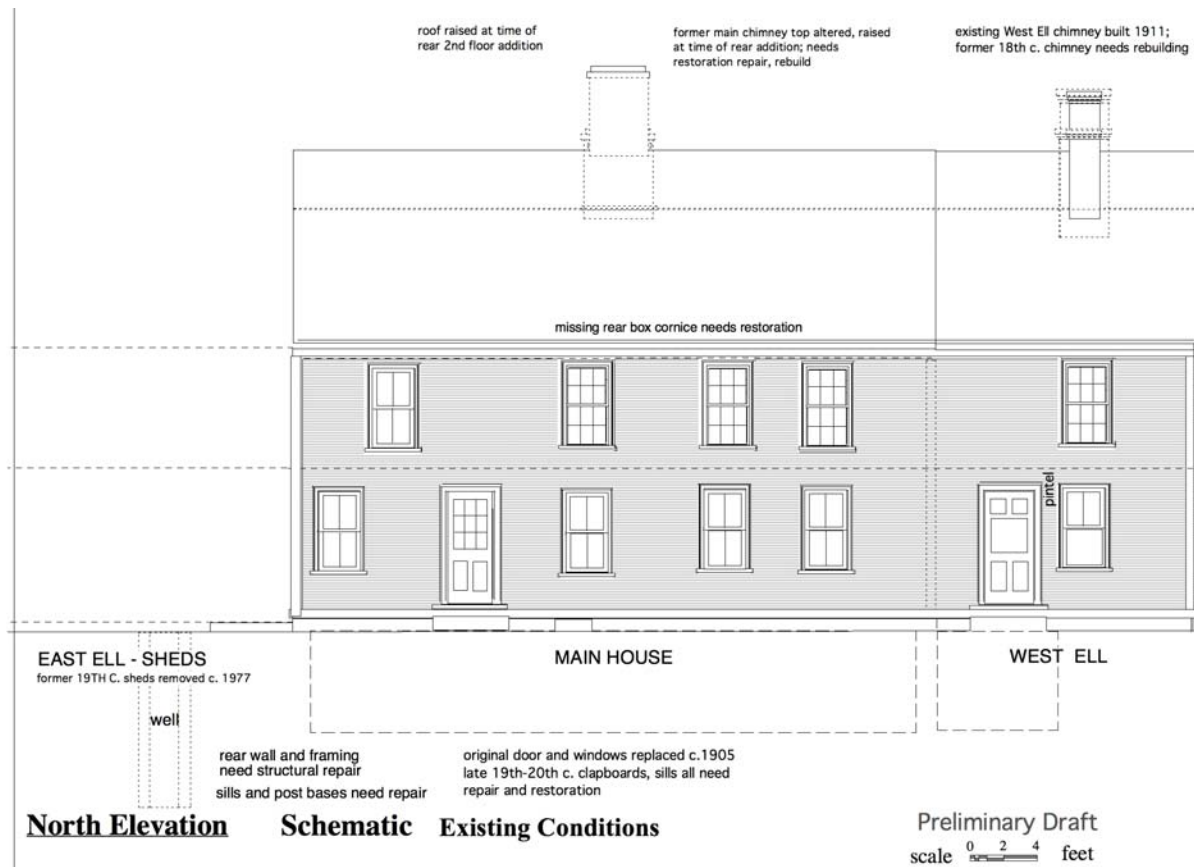


Figure 5 East Elevation – Existing Conditions

The existing house east end has retained the form of the early ca. 1705-1768 two-story saltbox with its early 19th c. second floor addition. The cut stone underpinning, upper roof, end wall and chimney date to the additions by Prescott Barrett ca. 1810. The former East Ell of ca. 1810s to 1860s, shown dotted, is based upon several historic photos taken prior to its demolition, an annotated sketch plan made in 1977, and the fieldstone foundations which remain. The exterior door, 6-over-6, 2-over-2 and 2-over-1 windows date to the 20th century as do the clapboards. The exterior wall, re-used ca. 1905 door and window at the right on the first floor were added after removal of the shed in 1977. The well, formerly enclosed within the shed, likely dates to the 18th century. The existing door, windows, clapboards and several framing components of the east wall are seriously deteriorated.



The existing house rear has the altered form of the early ca. 1705-1768 one-story saltbox kitchen with its ca. 1810 to 1830s second floor rear addition. The cut stone underpinning of the northeast corner, second floor, roof and main chimney date to the additions by Prescott Barrett ca. 1810-30. The West Ell first floor addition dates to the later 18th century. The former East Ell of ca. 1810s to 1860s, enclosing the old well shown dotted at the left, is based upon historic photos taken prior to its demolition, an annotated sketch plan made in 1977, and the fieldstone foundations which remain. Doors, 6-over-6, 2-over-2 and 2-over-1 windows date to the turn of the 20th century as do the clapboards, one of which was found here with a ca.1905 stencil of Fraser & Sons, New Brunswick Canada. Existing doors, windows, clapboards and most framing components of the rear wall are seriously deteriorated. Asphalt roof shingles date within the last twenty years.

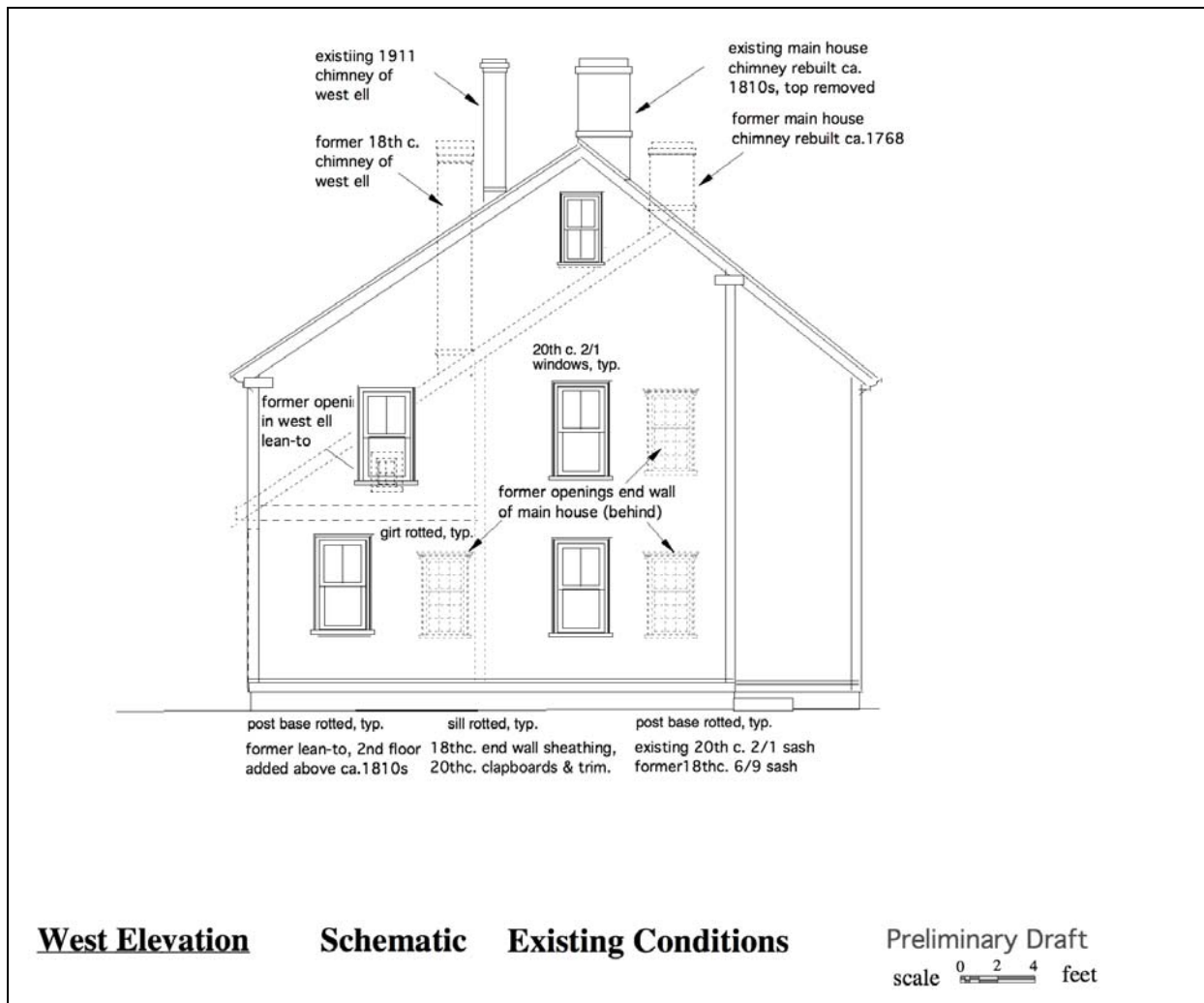


Figure 7 West Elevation – Existing Conditions

The existing house west end has the altered form of the 18th century ell saltbox with its ca. 1810 to 1830s second floor rear addition. The fieldstone foundation and former chimney date to its initial construction around the time of the Revolution. The West Ell second floor and roofline date to the additions by Prescott Barrett ca. 1810-30. A small window about 18 inches wide formerly existed on the second floor rear of the old ell lean-to. The other original windows of the ell were probably 6-over-9 as seen in early photos of the front. Later 2-over-2 and 2-over-1 windows date to the turn of the 20th century as do the clapboards. The small existing ell chimney is inscribed on the interior “Built April 1911” giving the likely date for other 20th century renovations. Existing windows, clapboards and several framing components are seriously deteriorated. Asphalt roof shingles date within the last twenty years.



New England Landmarks
Save Our Heritage, Inc.

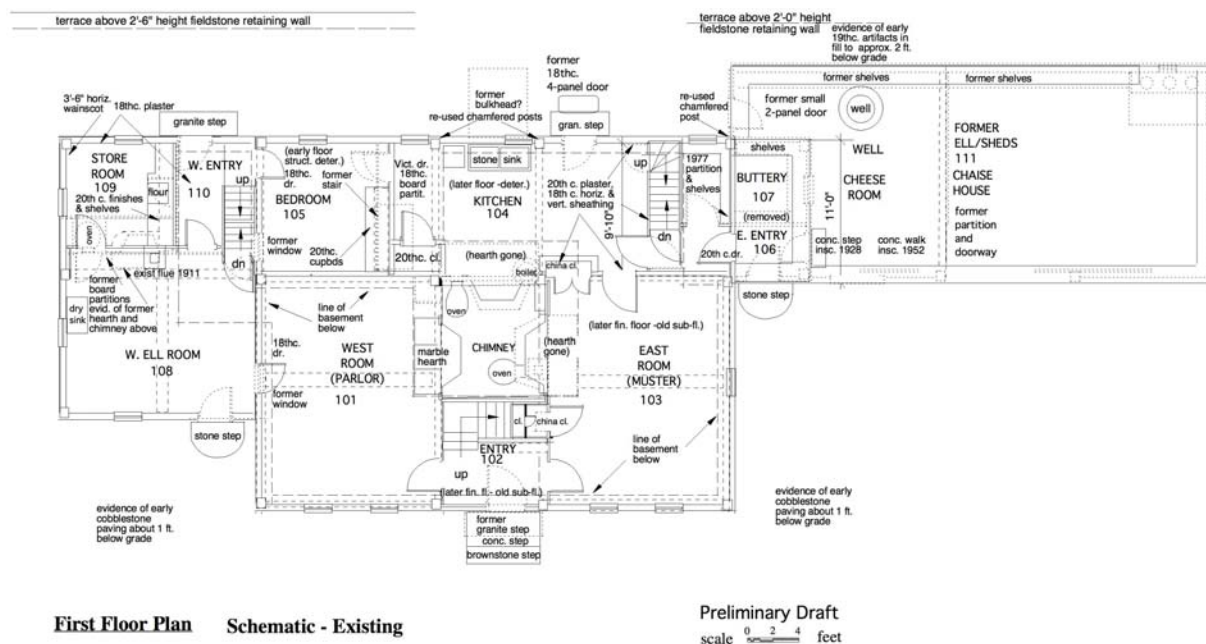


Figure 9 First Floor Plan

The original house consisted of the front Entry, stairway, East (Muster) Room, West Parlor and lean-to Kitchen with a small bedroom and stair to the west and a small buttry to the east. At some point near the mid-18th century, possibly around 1768 when Col. Barrett is believed to have rebuilt the house, the west bedroom was enlarged by the relocation of the stair to the east side of the kitchen. The small buttry was then extended to the east as the Cheese Room with an East Entry and Well Room added. Its large granite doorstep with evidence for a former wrought iron foot scraper may have been relocated from the old main house front door. At that time or a little later in the 18th century, the West Ell's two smaller rooms with a third stair were added. Probate records suggest the west rooms of this and the James Barrett Jr. house were used as widows' dower thirds. Evidence exists in the framing for a large former chimney and oven on the first floor with a fireplace in the front room on the second floor. A large doorstep at West Ell Entry also probably dates to the 18th century as suggested by family tradition recorded by Margaret Sidney in the 1880s. The West Ell's rear cut stone step apparently was removed from the front door, as it is identifiable in early photos. The former East Ell sheds appear to have dated to a mid 19th century rebuilding. The old wide pine floor has been re-laid in the parlor that retains its apparently 18th century marble hearth. Elsewhere on the first floor, later narrow fir or hard pine flooring covers the early wide pine sub-floor. Other interior features such as fireplaces, woodwork, doors, windows and hardware are discussed elsewhere.

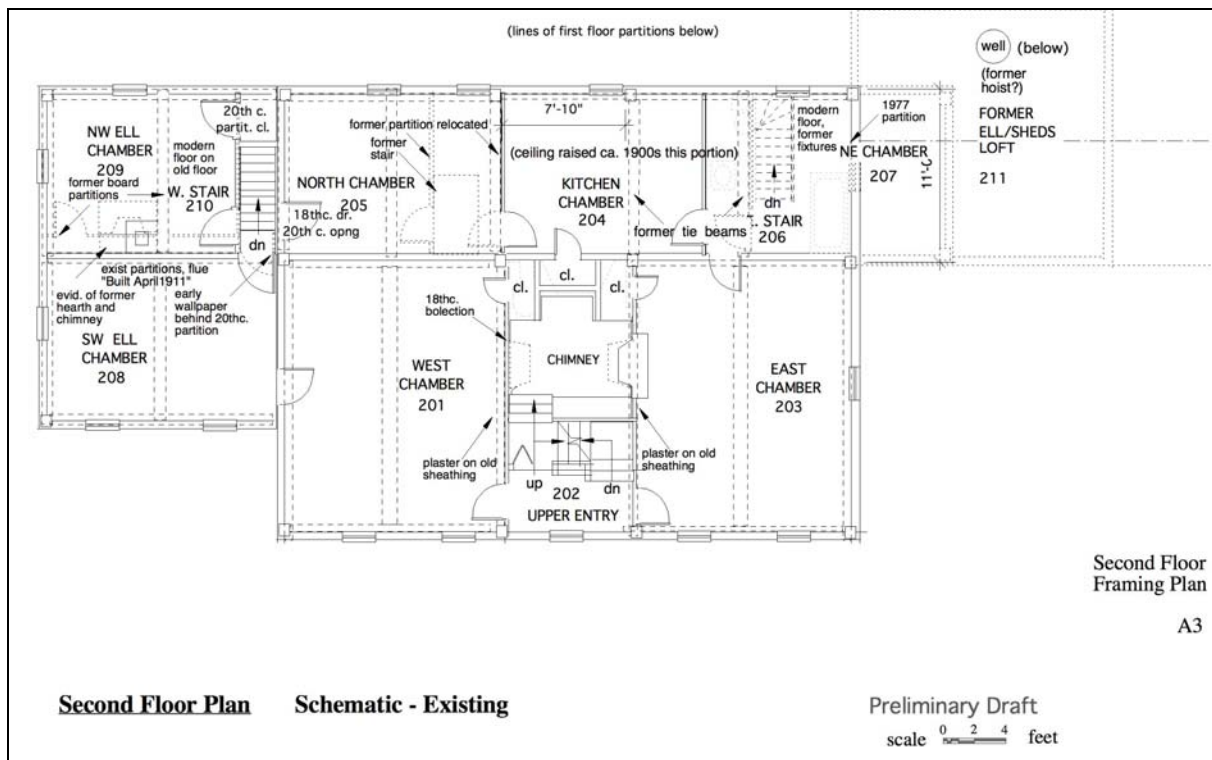


Figure 10 Second Floor Plan

The early house plan consisted of the Upper Entry, stairway, East Chamber, West Chamber and lean-to Kitchen Chamber with a small bedroom and stair to the west and a small chamber to the east. In the mid-18th century when Col. Barrett is believed to have rebuilt the house, the West Chamber "A" was enlarged by the relocation of the stair from beside the former board partition to the east side of the Kitchen Chamber. The small buttery was then extended to the east as the Cheese Room with an East Entry and Well Room added. Its large granite doorstep with evidence for a former wrought iron foot scraper may have been relocated from the old main house front door. At that time or a little later in the 18th century, the West Ell's two smaller rooms and a third stair were added. Probate records suggest the west rooms of this and the James Barrett Jr. house were used as widows' dower thirds. Evidence exists in the framing for a large former chimney and oven on the first floor with a fireplace in the front room on the second floor. A large doorstep at West Ell Entry also probably dates to the 18th century as suggested by family tradition recorded by Margaret Sidney in the 1880s. The West Ell's rear cut stone step apparently was removed from the front door, as it is identifiable in early photos. The former East Ell sheds appear to have dated to a mid 19th century rebuilding. The old wide pine floor has been re-laid in the parlor that retains its 18th century marble hearth. Elsewhere on the first floor, later narrow fir or hard pine flooring covers the early wide pine sub-floor. Other interior features such as fireplaces, woodwork, doors, windows and hardware are discussed in room descriptions.

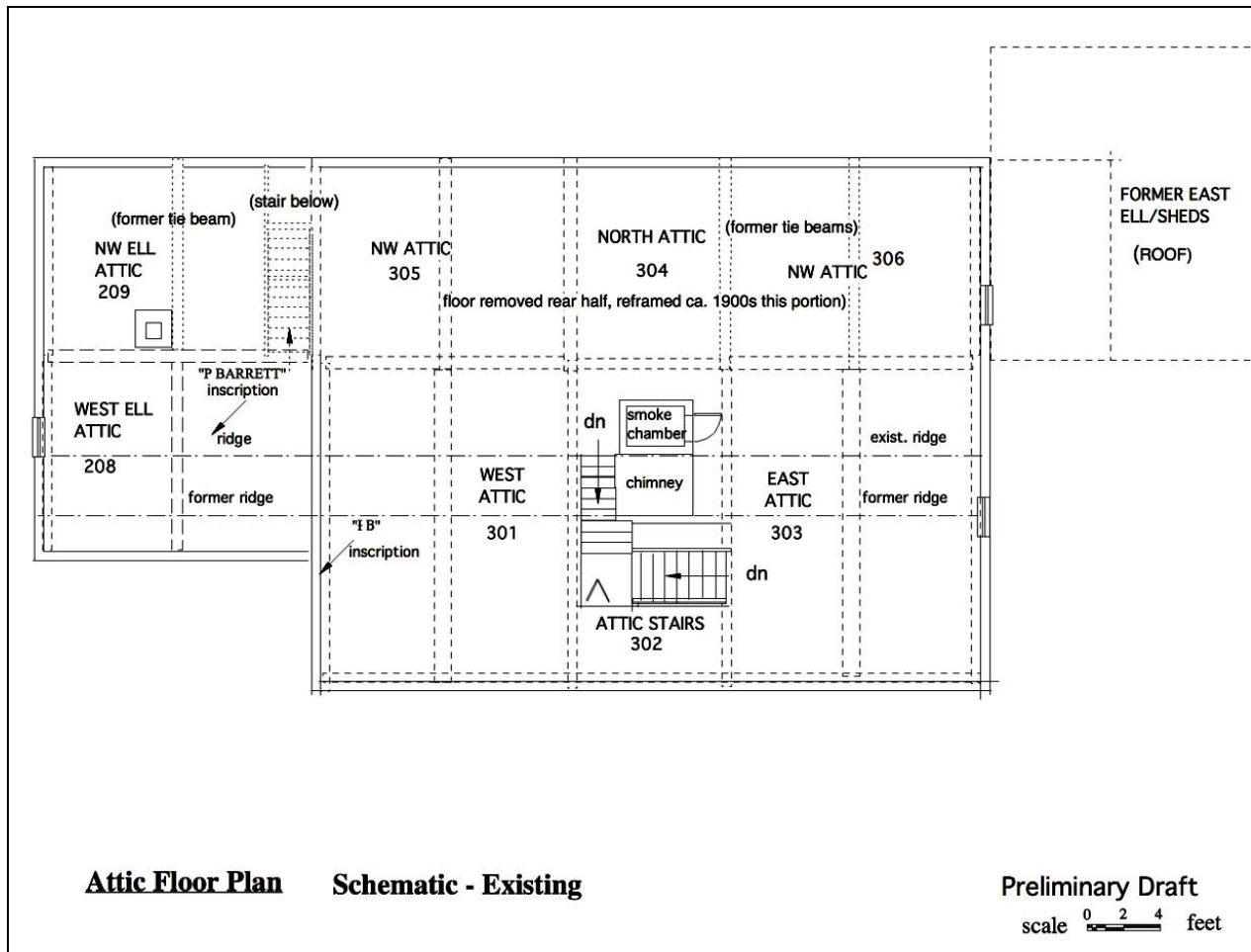


Figure 11 Attic Plan

The early house plan consisted of the East, West, NW, NE and North Attics and double stair to the west and south of the central chimney. In the mid-18th century when Col. Barrett is believed to have rebuilt the house, the changes to the stairs in the rear apparently did not extend to the attic. At that time or a little later in the 18th century, the West Ell's third floor and its two windows on the south and one on the west were added. The old roof rafters of the front of the early house and ell remain intact along with the rear rafters in the east gable end. The front rafters were extended by having the former rear roof rafters spliced to them at the old ridge line. New rear roof slope rafters were added for the second floor addition. Roof sheathing of the rear ell extension is inscribed "P. Barrett" probably stands for Prescott Barrett who is believed to have added the rear second floor and attic addition ca. 1810-1830. Evidence exists in the form of patches in roof sheathing for the former west chimney just behind and predating the stove flue dated 1911 on the second floor. The former East Ell shed roof appears to have dated to a mid 19th century rebuilding. The old wide pine floor remains largely intact in both the east end of the Main House and the West Ell. The rear framing of the attic floor has been extensively altered.

4.3 Site

4.3.1 Archeology

There is significant archaeological potential at the Barrett Farm site. Features that need archaeological determination of location for proper restoration of former features include cellar bulkhead, pavements, outbuilding, stone wall and fence locations. The well and the privy site in the East Ell have additional importance in determining the correct authentic restoration program for the property. There is currently archaeology in progress by the anthropology department of the University of Massachusetts at Boston. Work to date has uncovered much cobble paving as well as numerous artifacts and the stratigraphy of the early periods of the site. The lab work is underway and a draft summary report is imminently expected (June 2007) for the Massachusetts Historical Commission and Save Our Heritage.

4.3.2 Landscaping

Many historic and unusual plants remain scattered about the grounds, most dating to the 20th century McGrath period, but some dating to the time of the Barretts. Early photos and views show fruit trees, elms, lilacs and other plant material such as roses in front of the house. Stone walls are visible in early photos along the road at either side and opposite the house.

It is important to document the existing and historic landscape (trees, shrubs, plants and existing walls, foundations). Designated plants and trees (McGrath period) have been removed or marked for removal. Fieldstone barn foundations are in poor condition and need to be secured with safety fencing. Few historic fence lines are visible in early photos except a garden fence along the rear kitchen garden and three-rail gateways in the stone walls. A professional historic landscape consultant would need to inventory and evaluate, as well as plan an authentic landscape appropriate to the period of significance.

4.4 Related Structures

4.4.1 Outbuildings

Grounds and outbuildings may be envisioned based upon careful research and archaeological findings. This would be an extensive (and expensive) project, but could make possible an authentic "living history" program that might educate the public to life on a New England farm with its ancillary trades. Programs might incorporate reconstruction and/or restoration/conservation projects into school and/or university educational programs for training in artisan trades.

Outbuildings and Ancillary Sites, based upon preliminary findings would include:

4.4.1.1 Wood and Chaise House

An early one very likely existed in the 18th century at the East Ell incorporating the well, similar to those found at other 18th century homes (notably the Col. Robinson House in Westford, Gen. Israel Thayer Homestead in Braintree and the Salem Towne House at Sturbridge). Col. Barrett probably owned the "Old Chaise and Harness" listed in the Peter Barrett inventory of 1808. Chaises played an important role in the events of April 19th, 1775. Washington owned one similar to that kept at Mount Vernon today. The later 19th century East Ell shed was rebuilt with a wide overhanging roof, wind-braced frame and batten doors with strap hinges. On the interior

were shelves, wood storage, well, privy and a loft for storing lumber, supplies, tools and equipment.

4.4.1.2 Barn

An early 18th century barn that stood at the Barrett Farm in the 18th century probably resembled the Hunt-Hosmer Barn on Lowell Road, and/or the Golden Ball Tavern Barn in Weston. Both the earlier and later 19th century Barrett Farm barns have disappeared, leaving fieldstone foundations and numerous agricultural artifacts. The surviving fragments of the 19th century barn frame and photos of the original building provide enough information for an accurate reproduction.

4.4.1.3 Corn House

According to Augusta Barrett, as told to Harriet Lothrop ca. 1886, a Corn House about 10 feet square (probably standing on stone posts like a similar one at Sturbridge) originally stood at the time of the British near the head of the driveway adjacent to the house. Archaeological research is necessary to find its exact location.

4.4.1.4 Necessary House

A privy would have stood independently in the 18th century. The early privy may have stood on the site of the later three seat privy incorporated into the east ell sheds. Archaeological investigations are needed to determine its early location.

4.4.1.5 Wagon Shed

Auxiliary detached structures such as a wagon shed probably also existed. A similar later, wagon shed building remains across Barrett's Mill Road.

4.4.2 Related Sites

(See more detailed descriptions at 5.6 Recommendations)

Related sites that need to be considered in overall planning for the Barrett Farm, especially in relation to Minuteman Park include:

4.4.2.1 Barrett's Mill

Its ruins still remain a short way up the road to be interpreted as part of the overall program at the Barrett Farm. It is said to have included a gunsmith shop at the time of the Revolution and operated from the ca.1670s until the 1930s.

4.4.2.2 The James Barrett Jr./ Major James Barrett House

This significant, historic Barrett home still stands at 612 Barrett's Mill Road. It was the home of Colonel James Barrett's son James Jr., granddaughter Meliscent, the cartridge-maker, and her brother, later Major, James Barrett who hauled away the munitions from the Barrett Farm. It is a very intact home similar to the Barrett Farm even including the trefoil motif over the east sitting room doorway.

4.4.2.3 The Chandler Burial Place

The stone-walled burial ground at the rear of the Barrett property retains the 1792 gravestone of James Chandler who assisted Col. Barrett with the sequestering of munitions. According to Wheeler's map in "Concord: Climate for Freedom", his house stood across the road to the west of Col. Barrett's.

4.4.2.4 Schoolhouse No. 5

The site of this educational structure is on the original Barrett property a short way up the road, shown as "Schoolhouse No. 5" on the 1830 map at the north side of Barrett's Mill Road near the westerly corner of Strawberry Hill Road.

4.5 House Exterior

In general, the house retains much of its general form of the period of the Revolution with some exceptions, as noted hereafter. From the architectural-historical point of view, the main losses of the primary period of significance (which would be ca. 1775) are the exterior clapboards, windows and doors, several of which are visible in early photos and quite easily restored. The later rear and ell additions seem only to have extended the upper floors and roof upward and toward the rear, with relatively little effect on the appearance of the original front. The ell is said to have been built ca. 1760 (Prescott Barrett told Lossing ca. 1768). This seems consistent with its eighteenth-century appearance as seen in early photos showing its original six-over-nine window sash on first and second floor levels. Smaller six light sash are visible in the third level attic story. The west ell's entrance doorway with pediment complements the pilasters of the front doorway to the main house; both entry doors have typical Georgian six-panel doors with the small panels in the middle, rather than at the top.

4.5.1 Foundation

The early dry-laid fieldstone foundation is intact in most places. About eighteen inches of the upper wall of the underpinning is cut granite with a brick backing across the front of the main house suggesting the building was raised above grade somewhat during its nineteenth-century renovations. The foundation needs repair at several locations (see structural report). There was very likely a former basement bulkhead, likely at the rear by the kitchen door. This would need verification by archaeologists.

4.5.2 Roofing

The present roofing is 20th century asphalt shingle is about 10 years old. It will need replacement with wood shingle, perhaps fire-retardant, in keeping with the earlier period of significance. Sheathing boards have also been replaced, in some cases relatively recently, and it is likely more replacement of full inch boards and supporting purlins will be necessary in the near future. There are also no collar ties in the roof frame, adding to the spreading of the eaves outward, that would have to be remedied (see structural report). Fragments of early shingles, notably at least one found under the attic floor, should provide the necessary evidence for an authentic period appearance.

4.5.3 Siding

Present wood clapboards are apparently late nineteenth and twentieth century replacements

similar, but differently detailed and wider than the originals. If desired, the duplication of the original skived (end-lapped) clapboards could be based upon other surviving examples from the period, evidence of which was found remaining at some locations in the house.

18th Century Clapboards, west end: There is nailing evidence for former clapboards with nails spaced about 3 1/2 " vertically and at 2 feet center-to-center horizontally. A half-inch piece of hand-rived wood (species?) may be an early clapboard, re-used as blocking, but this needs further study. These clapboards presumably predate ca. 1768, and would have been used on the original front at the time of the Revolution, similar to those seen on the west ell in early photos.

20th Century Clapboard Inscription: A clapboard from the rear wall bears the stencil stamp: "D. Fraser & Sons, Extra, Aberdeen Mills, Fredericton, N.B." A web search found that D. Fraser & Sons was in business in New Brunswick, Canada in 1905, suggesting this was from the early McGrath era.

4.5.4 Doors

Exterior doors have been replaced with late nineteenth and twentieth-century paneled doors with glazed panels above. These appear to date to the McGrath renovations of ca. 1905. The Victorian period front door has five panels below a small mid-level molded belt with glass above. Similar Victorian doors exist at the front and rear entries to the West Ell.

The former Barrett period doors, front doorway, and trim may be relatively simply restored to their eighteenth or early nineteenth-century appearance with little, if any conjecture, using the early photos of the surviving originals, along with any fragments found remaining at the house. Although there was no apparent evidence of a former pediment beneath the sheathing above the front door hood, this possibility should be further explored, as there is evidence for one at the very comparable Wheeler-Minot House, Thoreau's birthplace.

Exact period reproductions of both doors and frontispiece trim moldings are manufactured by companies such as Architectural Components on Leverett Road in Montague, MA.

4.5.5 Windows

Exterior windows have also been replaced with late nineteenth and twentieth-century six-over-six and later two-over-two sash. The early nine-over-six sash, and frames may be restored to their eighteenth-century appearance without conjecture, using the early photos of the originals, along with any fragments found remaining at the house. Exact period reproductions of both window sash and trim are manufactured by companies such as Architectural Components.

More detailed analysis provided the following evidence for early windows:

- a) Front Window, Muster Room - We opened up the sill area of the window and determined there was early lath and plaster below the sill, apparently no sign of a panel or window seat. The original studs have been cut away so the evidence for the window height is missing. The old painted casing at the window head was 27 1/4" wide between the studs with the shadow of 1/2" stops at the side jambs. Fragments of the old window jambs here, at the second floor front and another a more complete fragment in the attic, confirm the original frames on the exterior had a thumbnail edge on the opening and an integral band molding outer edge surround.
- b) Second floor stair hall window: We removed the window head and trim from the right side and found the original window was similar to that in the Muster Room, placed high

up against the girt. Approximate original opening dimensions based upon the stud mortises and the shadow of the sill on the painted sheathing was 27" wide by 56" high. The lower portion jamb fragment had a sash at least 29" high. This suggests the original configuration appears to have been for six-over-nine sash as seen on the ell in the older photos. These were apparently later shortened, widened and otherwise altered to accommodate the six-over-six sash seen on the main house in the old photos.

- c) West End of Main House, former windows: We found conclusive proof of former west end windows predating the ell addition of ca. 1768. The plaster behind the door trim in the front parlor had the clear edge of a window trim down to within 27" of the floor. Below that former window sill level the plaster had been broken out and there was evidence of the former wrought lath nails.
- d) West End of Lean-to, former window opening: There is a framed opening approx. 27" by 56" with a 30" sill height (from the ell floor) under the west ell stair to the second floor.
- e) Kitchen Windows: The exterior sheathing has a patch in the sheathing suggesting the original window height in the rear may have been about 56" high with a 27" sill height, similar to the front. The size of the old Barrett windows suggests six-over-nine light sash similar to those shown in old photos. This will need verification when we are able to open the wall up more during repairs.

4.5.6 Chimneys

The main house chimney was originally lower and wider prior to the raising of the second floor rear of the saltbox to two stories. The early chimney was lower and wider, based on surviving comparable houses of the period. The chimney was apparently rebuilt above the attic floor to its present size (documented with historic photos, drawings and existing conditions photos) ca. 1810. The main house chimney above the roof line, dating to the rebuilding of c. 1810-1830, was determined to be unstable and has been documented prior to its disassembly with bricks salvaged for re-use. The West Ell's original chimney was replaced by the present one with the inscription on a painted interior second floor surface: "Built April, 1911." Evidence for its former appearance exists on the interior as discussed below. It was apparently obscured in historic photos behind the later raised ell roof ridge due to its originally lower height and position behind the ridge.

4.6 Interior

4.6.1 Structural

Many sill, post studs and beams of the house are already later replacements of original material. During emergency stabilization repairs now (December 2006-June 2007) in progress, particularly in the rear, severely deteriorated members have been documented prior to removal for replacement with sound matching material. Rear sills that were rotted have been replaced along with bulged and sagging rear wall components, most on the first floor dating to an 18th century rebuilding, with those on the second floor dating to the early 19th century rebuilding, along with extensive previous replacement members dating to the early 20th century repairs. Located on the second floor, above the kitchen and west ell pantry, are weak 18th century structures designed for eaves space of the former saltbox and needing careful inconspicuous reinforcement. The original structure of the Muster Room and front entry floors are likewise

original, but weakened and need inconspicuous reinforcement support. More detailed house inspection is proceeding to reveal and repair obscured critical structural problems in floors, walls and roof framing.

4.6.2 Framework

Despite deterioration of the rear wall of the house, the early front portions remain in relatively sound condition in most of the rest of the house. At the basement level, despite the loss of a large portion of the rear sill and some of the adjacent areas of the first floor boarding and joists, the early hewn timber framing, joists and wide pine flooring are seen to have survived beneath later narrow board flooring. As stated previously, the east half of the main building has a chamfered summer on the first floor and chamfered girts on the second - both without stops. Intermingled with the chamfered beams are hewn girts with tooled, beaded edges. Both of these details are characteristic of the first quarter of the 18th century. The second floor framing and flooring, although the second floor rear was not entirely accessible, was seen to remain largely intact. The bead-board cased summers and girts of the westerly front rooms, and cased flared posts on the second floor, are characteristic of the first or second quarter of the eighteenth century, as suggested by historians for the east half and front rooms of the house.

4.6.3 Stairways

The closed-string stair retains its vertical feather-edged board sheathing, substantial neoclassical turned balusters with heavy handrail and simple square newel posts extending to the attic – are all characteristic of the early to mid eighteenth century, prior to the Revolution. A second rear stairway in the lean-to (relocated in the 18th century from the west to the east side of the kitchen), although now blocked off, is almost totally intact with its vertical feather-edge sheathing boards of the partitions similar to those of the front. A third well-preserved 18th century stair enclosed with similar sheathing joined with wrought iron nails survives almost in the West Ell addition. The same sheathing encloses the unique two-directional “good morning” attic stair with its eighteenth-century bi-fold door retaining its H hinges.

4.6.4 Doors

Despite the loss of the six-panel exterior doors, these are relatively simply restored as seen in early photos of the exterior and of the kitchen door as seen in the 1888 photo of the Muster Room. The interior retains an original board-and-batten door with spade latch with feather edged boards matching those of the kitchen stairs. Several four-panel Georgian period doors survive in many cases in the principal rooms, including the paneled cupboard doors in the first floor east Muster Room and two-panel closet doors in the west Parlor and chambers. The east kitchen doors and door to the northeast first floor room, and most of the interior doors in the West Ell are four panel doors of the ca. 1900 period.

4.6.5 Hardware

Many pieces of early hardware survive in the principal rooms including 18th century hand-wrought H hinges, Suffolk spade and bean cusp latches and spring latches with small oval brass knobs. Later hardware from the mid 19th-century remodeling includes surface mounted box locks, and latch sets with brown and black ceramic door knobs. A later metal knob and box-lock between the Kitchen and Muster Room apparently post-dates the ca.1880s photo of the Muster Room. The old photo shows a spade pattern Suffolk latch on the former Georgian 6-panel

exterior door of the Kitchen. Some compatible 20th-century reproduction hardware is found on the china cupboard, in the east first floor Muster Room and on the upper front entry chamber doors.

4.6.6 Millwork - Paneling, Trim

The horizontal exterior and vertical feather-edge board sheathing visible in the front entry, stair hall partitions, upper entry and dado wainscots are consistent with the first quarter to middle of the eighteenth century date attributed to this part of the house. Most of the original ovolo moldings of the door trim and fireplace architrave surrounds are extant. In the west, second floor parlor chamber, an original eighteenth-century bolection molding survives intact. The millwork of the high-style parlor on the west side of the house is consistent with the ca. 1760 date attributed to the west ell. The Muster (East) Room china closet beneath the stairs reveals it was initially a cellar stairway. It was converted to a china closet with an inner "secret" cupboard in the mid eighteenth century with its vertical hand-planed partition boards held by wrought nails. Behind the shelves (some shelves with plate grooves re-used as pegboards for coat hooks) and inner compartment boards was found a redware mug, mostly intact; it probably dates to the ca. 1760s, based upon a similar one, found in the remains of a house in Charlestown burned during the Battle of Bunker Hill in 1775, now on exhibit at the Massachusetts Archives.

Later changes to trim include ca. 1905 baseboards and moldings applied at the time the present narrow fir flooring was installed in the front entry and Muster Room, and kitchen. Exterior door and window trim throughout the house dates to the ca. 1905 remodeling.

Any missing early doors, woodwork and trim matching existing examples of the originals could be replaced with appropriate Georgian period reproductions of panels and trim are manufactured by companies such as Architectural Components.

4.6.7 Finishes

Early plaster with hand-split lath fastened with wrought iron nails and early paint finishes were observed in areas where falling plaster, flaking paint and re-used components revealed them. These are expected available for study and conservation repair in most cases. The accordion lath and wrought iron or early cut nails dating to 19th-century repairs were visible in some areas, including portions of the walls and ceilings. Later 20th century sawn lath and plaster, for the most part, are found in exterior walls and partitions in the rear portion of the house. Many of the early finishes, despite peeling surfaces, are basically sound where not damaged by moisture or otherwise.

4.6.8 Fireplaces

4.6.8.1 Main House Central Chimney:

Although the openings were for the most part blocked by the end of the nineteenth century, the original fireplaces remain intact behind later coverings. Further exploration after removal of the accumulation of debris and later coverings has led to the following findings:

4.6.8.2 Muster Room

The Muster Room fireplace originally filled the entire opening (5' - 11" wide by 3' - 9" high) in the paneling of the chimney wall. The right jamb was later moved inward about one foot and the

New England Landmarks
Save Our Heritage, Inc.

left jamb was altered to the more angled splay typical of the later 18th century principles of Count Rumford. The oven in the back left wall of the fireplace, characteristic of the early-to-mid 18th century, was partially blocked and eventually filled in with brickwork. The oven was recently re-opened revealing the round arched opening with its wrought-iron reinforcing arch. The later 18th century fireplace was plastered with a typical brownish coat of parging possibly intended to simulate brownstone. This parging was well charred, and later painted with a reddish brown coat of paint. The fireplace opening was apparently bricked up by 1861 when, according to the inventory of Prescott Barrett's estate, the "Sitting Room" contained "one Cooking Stove." Finally, ca. 1905 when central heat was installed, a brick flue was extended from the cellar furnace to the top of the opening in the Muster Room fireplace.

4.6.8.3 Kitchen

The Kitchen fireplace, like that in the Muster Room, has a complicated history. A 20th-century bookshelf, essentially built-in, blocked the view of the former kitchen fireplace in the rear ell. However its recent removal revealed the complex evolution of the kitchen fireplace. The original jamb and seat of the former wrought iron lintel of the large original 18th century kitchen fireplace is visible at the left. Later changes included the reduction of the size of the fireplace opening with the addition of the side oven and ash pit in the Federal Period. The smaller 19th century firebox has splayed jambs, but the face bricks remaining to the right were not cut at the angle of the splay as was the norm in the 18th century. A still later intrusion of a small set kettle on the left side projecting onto the hearth, apparently in association with a ca. 1905 Glenwood range gave it a turn-of-the-century appearance as seen at the Emerson's Old Manse (see HABS photo attached).

4.6.8.4 Parlor

The parlor retains its late 18th century fireplace masonry remarkably intact. Its shallow depth and hearth stones of King-of-Prussia (Pennsylvania) marble are typical of the period around the American Revolution when it was à la mode throughout the colonies for table tops, fireplace facings and hearth stones. It would be a high-style innovation worthy of legislature representative Col. Barrett's Mansion House. This marble was used for fireplaces at Blandfield, Robert Beverly's Essex County, Virginia estate, built between 1769 and 1772. The four-inch surround of flat woodwork in Col. Barrett's parlor might replace older tiles, or could have been intended to represent similar marble.

"R. Curt Chinnici's "Pennsylvania Clouded Limestone: Its Quarrying, Processing, and Use in the Stone Cutting, Furniture, and Architectural Trades" answers a lot of questions about what is now called "King of Prussia marble." It has been used [since the 18th century] for table tops, mantels, fireplace surrounds, gravestones, and various architectural details in the Philadelphia region.... King of Prussia marble, or perhaps Conshohocken blue or Schuylkill gray. Those names derive from the locations of the quarries in the limestone belt, which begins in Montgomery County north of Philadelphia and crosses the Schuylkill into Chester and Lancaster Counties. The quarries ceased production at the beginning of the 20th century, though the business was dead by the end of the 19th century." From The Tenth "American Furniture": Maine Antique Digest, March 2003.

4.6.8.5 East Chamber (over Muster Room)

In its present form, the East Chamber fireplace dates to the late 18th-early 19th century, probably
New England Landmarks
Save Our Heritage, Inc.

Peter or Prescott Barrett alterations. As was standard practice, the older deeper, more square fireplace opening (such as found in the West Chamber opposite, was altered to the shallower, more angled splay typical of the later 18th century principles of Count Rumford. The earlier firebox may still exist behind later work, but the jambs may be damaged by the later work.

4.6.8.6 West Chamber (Over Parlor)

The West Chamber Fireplace with its early-to-mid 18th century bolection molding surround is among the best preserved of the early ones in the house. The opening has been bricked up since the late 19th or early 20th century. Investigators opened a small hole in the west chamber fireplace opening revealing the early fire box is intact with its old plaster coating with early whitewash and later iron-oxide or "Indian" red paint - something rarely seen as they were usually cleaned off in overzealous restorations. The Hichborn House next to the Paul Revere House and the Barnard House in Andover are among the few where it has been well-preserved. The fireplace needs to be re-opened carefully, preserving its early plaster finish for evaluation and careful conservation.

4.6.8.7 West Ell

The West Ell was more substantially renovated in the ca. 1911 chimney rebuilding with 20th century stud and plaster partitions. Recent disassembly to provide evaluation for structural repairs revealed evidence of the original board partition and doorway locations adjacent to the present ones. Evidence was also found of a second floor fireplace hearth framing support, with a joist chamfered for a subsidiary flue, possibly an oven on the west side at the first floor level. The evidence is still covered by later finishes and is in the process of evaluation. Information has been incorporated on the existing conditions plans appended.

4.6.9 Chimney

The ca. 1810 rebuilding of the original main house chimney above the attic floor to below the roof, appears to be intact with some later parging; re-pointing and limited rebuilding might be necessary due to cracking, as well as some joint and brick erosion. The unstable chimney top was removed in the fall of 2005 for safety reasons with its brickwork stored for rebuilding. The full extent of interior work required would be visible only after the further opening up of fireplaces and access to areas behind the fireplace walls is gained after clean-out and during repair work.

The Barrett smoke chamber in the attic, added at the time of the second floor rear addition in the early nineteenth century, is a significant feature; it needs support and restoration since its ceiling structure of brick resting on severely charred timber framing; it needs careful support and conservation repair. The ubiquitous corn cobs found throughout the structure were apparently used in the smoking of meats. The large wrought iron door pintle fastened to a rafter above near the ridge was probably used to hang a lantern or some other material during the smoking process.

4.7 Utilities

The present plumbing, electrical and mechanical systems are entirely outdated, have been removed and would need complete replacement to meet current codes as well as to allow the careful preservation of period architectural components of significance. The restoration program might consider dividing the west ell and main house into sectors with and without modern

amenities, in order to provide an authentic period ambience in the main house for interpretive reasons. The details of the solution will depend upon the philosophical solution to the interpretation of the site.

4.7.1 Security

Fire and security detection, fire suppression and alarm systems are temporary installations and will need complete upgrade, design and installation based on the planned program of use. A lightning protection system is lacking but is recommended for future installation.

4.7.2 Electrical

Existing service is obsolete and the house will need a new service panel (temporary service has been installed for construction) It has been necessary to disconnect old panels and remove some of the old house wiring, add construction lighting and outlets. An entire new electrical and lighting system is required.

4.7.3 Heating, Climate Control

The existing 20th century steam heating system was obsolete, non-functional and has been removed. An entire new heating, ventilating and climate control system is needed to properly ventilate and preserve the house and its contents, with particular attention to archival storage that may be necessary.

4.7.4 Plumbing, Water / Septic

The entire 20th century plumbing system including water and waste pipes and fixtures was obsolete, non-functional and has been removed. One older plumbing fixture was a double soapstone sink in the kitchen that has been removed and stored during emergency stabilization repairs. Accessible restrooms will eventually be required for visitor code compliance, along with any kitchen and/or related facilities. The existing septic / cesspool system needs inspection and probable replacement for Title V compliance. A basement drainage system is non-existent and damp conditions require that one be designed, with sump pump and humidity control, to assure the preservation of the structure and its contents.

4.8 *Conclusion*

The Barrett Farm, particularly the house itself with its wealth of original interior detail, is a prime candidate for restoration. In fact it is as likely, according to the Secretary of the Interior's Standards for the Treatment of Historic Properties, to be considered a preservation project, as a restoration or rehabilitation. Its principal losses, from the architectural-historical point of view of the primary period of significance (which would be ca. 1775), are the exterior clapboards, windows and doors, many of which are visible in early photos and quite easily restored. The later rear and ell additions seem only to have extended the upper floors and roof upward and toward the rear, with relatively little effect on the early appearance of the original front. The ell is believed by Orville Carroll to pre-date the Revolution, and Barrett family traditions stating the house to have been built ca. 1768 appears to be consistent with the millwork of the high-style parlor on the west side of the house. The restoration of the well documented missing exterior door and window, clapboard and trim components, along with the outbuildings and landscape features for interpretive purposes would enhance the authentic appearance of the house. It would

then reflect the period of its greatest significance, particularly April 1775, and its two hundred year occupancy by the Barrett family.

5 Recommendations

After giving an opinion of restorability of the Barrett Farm, what remains is to find the means and set up a program to accomplish this goal. It is equally important to document any other possible topographical and built features such as auxiliary outbuildings including barns, stable, woodsheds, privy, wells, corn house, walls, etc. dating to the period of significance. Apparently, little is known at this time about the Barrett Mill, for which the road is named. The NR form and Orville Carroll's discussion, which were very helpful with regard to the house, have very little on the subject of outbuildings or the mill. However the mill appears to have been originally built as far back as the 17th century on Spencer's Brook, a short distance away from the site. Eventually, if an older property plan could be found that shows former outbuildings on the site that would be most useful. If enough archaeological and other evidence and supporting funding could be found, the outbuilding sites should be included in the interpretive program. Ultimately they might be reconstructed as a final, long-term educational phase of the preservation and restoration of this highly significant American landmark.

5.1 *Preservation Philosophy, Restoration and Interpretation Alternatives*

It is important at the outset to establish a preservation philosophy and operational interpretive program. This depends upon the results of the final Historic Structure Report, the National Park Service boundary study, and the potential incorporation into the NPS Minuteman Park interpretive program. Several options are open for the preservation and interpretation of the Barrett Farm, among which are the following:

- a) Preserve the building intact as a study house for preservation education programs. Use the house and grounds to teach preservation research, archaeology, carpentry and museum skills while slowly restoring it as part of a technical school or college program. However, 20th century changes have obscured some of the important features of the Barrett era and some later finishes have necessarily been lost in the course of emergency stabilization repairs revealing important early finishes such as 18th century original unpainted wood sheathing beneath.
- b) Restore the Barrett Farm house to its primary period of significance as it was in the time of the Barretts ca. 1775-1875, based upon the final findings of this study as it progresses. An attempt would be made to have as minimal intrusion of modern conveniences as possible, in order to provide an authentic period education experience as a "living museum." Depending upon final interpretive and use program selected, complete remaining Barrett Period main house finish items and restore missing West Ell board partitions and chimney with two fireplaces. This area is significant to the Barrett Period of occupancy as the widows dower third of the house and retains much evidence of its early appearance. The James Barrett Jr. house at 612 Barrett's Mill Road retains all of its east entry ell, west end and second floor addition original materials and finish to provide the best comparable prototype.
- c) Develop Grounds and Outbuildings based upon careful research and archaeological findings (Work in Progress). This would be a long-term extensive (and expensive) project, but could aim to create and authentic "living history" program that educates the

public to life on an 18th - early 19th century New England farm with its ancillary trades.

The following illustrations document the changing appearance of the house as it evolved over the 200 years of Barrett family occupancy. For the moment, given the changes to the house over the years, the preliminary recommendation would be to interpret the house as it appeared in the 19th century when Shattuck interviewed Mrs. Peter Barrett about the events of April 19th, 1775 in the time of resident survivors who remembered the North Bridge encounter. The house also had reached very nearly its present appearance by the time in 1848 when Benson Lossing drew a sketch of the house and interviewed Major James Barrett about his participation in events of that day at the age of 14. Finally, the house in the time of the ca. 1886 visit of Harriet Lothrop/AKA Margaret Sidney was still occupied by Col. Barrett's great grandchildren whose stories of April 19th, 1775 still resounded within its walls. These stories inspired her to found in the 1890s the Concord Chapter of the Daughters of the American Revolution as well as the National Society of Children of the American Revolution, patriotic organizations that are still active today.

The 19th century period of interpretation would involve the least loss of Barrett family building fabric. It would also be the least conjectural as it would be based upon historic photographic and physical evidence at the site as well as documentary evidence.

5.2 Schematic Drawings – Restoration Alternatives



Figure 12 Barrett Farm Elevation ca. 1705-1768

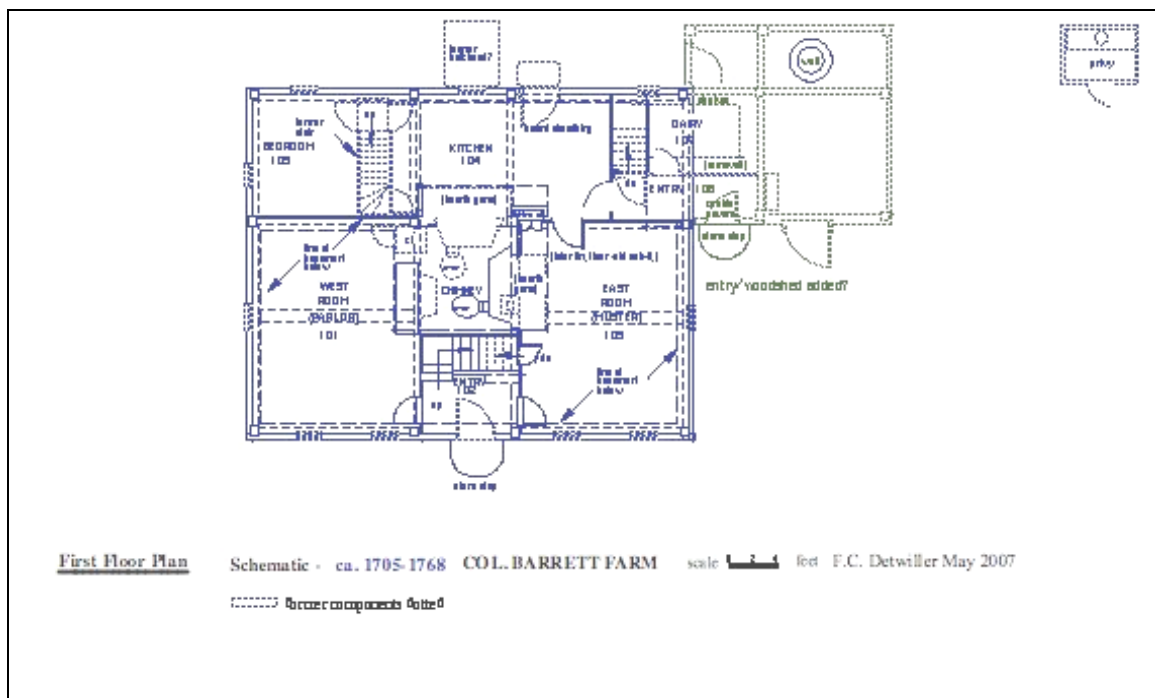


Figure 13 Barrett Farm Floor Plan ca. 1705-1768



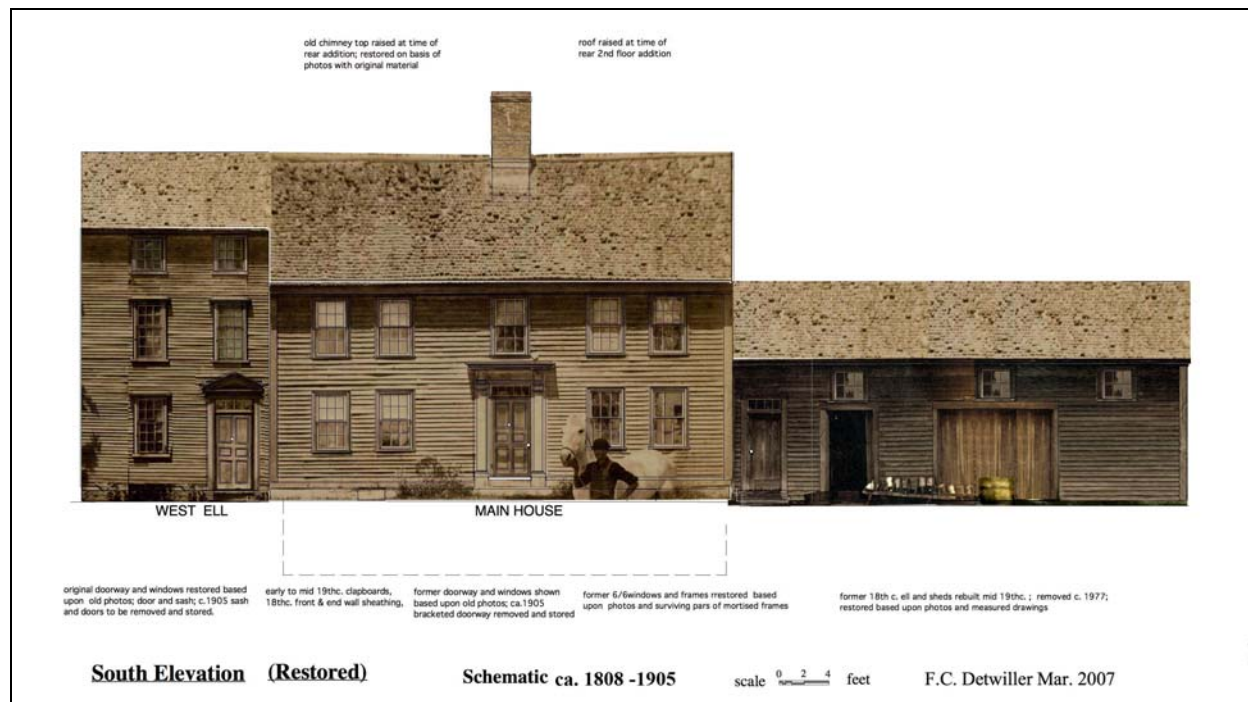


Figure 16 Barrett Farm Elevation ca. 1808-1905

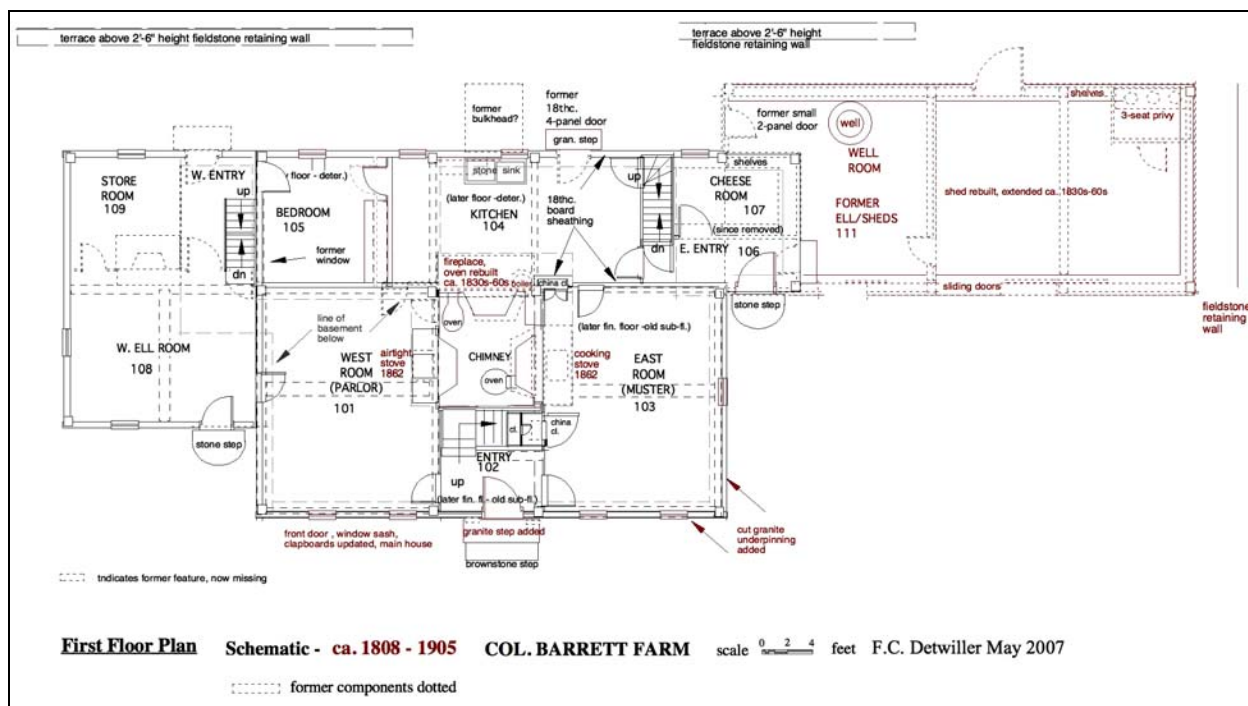


Figure 17 Barrett Farm Floor Plan ca. 1808-1905

5.3 *Restoration Plan - Prioritized*

Repair Needs and Restoration Goals (with Work in Progress)

5.3.1 Stabilization - Phase I, Immediate (within 1 yr.)

- a) Stabilize and shore up weakened and rotted areas of structure. Complete structural analysis of framework to determine best approach to its restoration. (Emergency Stabilization Structural Repairs in Progress)
- b) Contact an archeological group to do basement, area around house, and outbuilding sites exploration prior to any re-grading to improve drainage. (University of Massachusetts Archaeological dig in progress).
- c) Retain and identify any loose historic components, particularly timbers, windows, hardware, artifacts or trim fragments in basement and elsewhere. (In Progress items are being tagged and placed in a locked storage container.)
- d) Provide electrical service to allow a sump pump and de-humidifier to be installed to dry the place out for our exploration (Temporary electrical service and sump pump in place).
- e) Put in temporary vented Plexiglas in openings, re-activate temporary access doors in rear, and plywood, tarp or other temporary closure over open areas in walls, etc. (Work in Progress)
- f) Provide storage and workshop areas as workspaces so framing, windows and doors, as well as siding fragments and re-usable components may be stored and repaired after removal. (Work in Progress)
- g) Remove plywood and other modern wood and other coverings on doors, partitions and floors, without damaging existing historic hardware or woodwork. Remove modern plumbing, heating and electrical fixtures and associated components (piping, wiring, conduits) from house. Remove later deteriorated plaster from selected areas determined not to be historic. (Work in Progress)
- h) The Secretary of the Interior's Standards for the Treatment of Historic Properties would require that any new or re-used components, not originally part of the Barrett Farm, be identified and dated in an inconspicuous place prior to installation. (Work in Progress)
- i) Develop an Interpretive program of use as outlined in previous section. Several alternatives could be incorporated sequentially into later phases. (Work in Progress)

5.3.2 Restoration - Phase II, Short Term (1 to 3 Years)

5.3.2.1 Restore House Exterior (including the entire building envelope)

- a) Site work – Remove existing concrete foundations, slabs, pools and non-historic footing remains on parcel around house included in project scope. Re-grade for proper drainage and access, egress. Provide basic drive and pathway surfaces and fences according to restoration plan.
- b) Remove deteriorated components and appropriately repair structure including rotted, weakened stair stringers, joists, rafters, studs and other timbers, including related sheathing, siding, flooring and roofing.

- c) Conserve, restore existing components with new reproduction components as required to match original window sash, frames, sills, doors, hand-wrought iron hardware (including also items such as a wooden latch, for which evidence survives on at least one second floor door) and trim.
- d) Masonry - Repair, repoint foundation and chimney top of Main House.

5.3.2.2 Restore House Interior (including finishes)

- a) Masonry - rebuild the Kitchen fireplace and over-mantel; rebuild Muster Room hearth, reopen West Chamber fireplace
- b) Restore missing and damaged board partitions and stairs.
- c) Restore missing and damaged doors, windows and hardware.
- d) Restore original chimney wall paneling fireplace and kitchen fireplace walls.
- e) Finishes, Plaster: Preserve historic plaster with conservation repairs.
- f) Finishes Paint: Restore painted and other early finishes based upon study performed during exterior restoration.
- g) Finishes Wallpaper: Restore authentic reproduction wallpapers, depending upon final Period of Significance selected for interpretation.
- h) Provide, install minimal electrical service for display lighting and utility.
- i) Provide fire and security detection, fire suppression and alarm systems.
- j) Provide for rest room facilities in some inconspicuous part of the house, or preferably in an outbuilding - a "necessary house".

5.4 Furnishings

Restore furnishings to the house to its primary period of significance for interpretation as it was in the time of the Barretts, depending upon the final findings of this study as it progresses. The inventories of 1779 to 1862 are the best source of information for this purpose.

Many significant furnishings are also to be found in archives, museums, and family collections. For instance, it is known that Prescott Barrett, the Col.'s grandson, who lived in the house until his death in 1861, bought the muskets with bayonet that survives in a family collection, as well as one in the National Heritage Museum's current "Lexington Alarmed" exhibit.

At the Concord Free Public Library are the scissors Meliscent Barrett is said to have used to make cartridges in the house, among many of the munitions hauled away from the house by her brother Major James Barrett in an ox cart as the British approached. The anvil upon which the first guns in Concord were forged at Barrett's Mill in 1775, given with the scissors to the Concord Public Library by Barrett-Swain descendants, was subsequently transferred to the Concord Museum.

In addition to the anvil, Colonel Barrett's sword and other Barrett family items, the Concord Museum currently has four bulls-eye glass panes from the front doorway transom. The Greenwich CT Historical Society also has in its Putnam Cottage Col. Barrett's cherry wood desk made by his Adjutant Joseph Hosmer from an old black cherry tree by the North Bridge.

5.5 Site Development - Grounds and Outbuildings

Potential exists to provide interpretive educational programs that could dovetail well with other sites within Minuteman Park including the following:

Develop a program with grounds and outbuildings based upon careful research and archaeological findings. This would be an ambitious project, but would aim to create and authentic "living history" program that would educate the public to life on a New England farm with its ancillary trades, as well as show the interrelationship among Concord's citizens as they continued over the years. The program might incorporate parts of the reconstruction and/or restoration/conservation project into timber framing trade school and/or university educational programs.

5.5.1 Grounds

Develop a Master Plan for authentic landscaping - stone walls, fencing, plantings, gardens, shrubs, orchards, fruit trees, berries, vegetable and food crops, fields and meadows could be re-created based upon archaeological and historical evidence. Animals could also be introduced to the property, depending upon staffing, public health, safety and other requirements.

5.5.2 Outbuildings

Based upon preliminary findings, these might include:

- a) **A Wood and Chaise House** such as existed at the east ell and at other 18th century homes (notably the Col. Robinson House in Westford and the Gen. Israel Thayer Homestead in Braintree), or the later 19th century shed with its wide overhanging roof, wind-braced frame and batten doors with strap hinges. On the interior are shelves, wood storage, well, privy and a loft for storing lumber, supplies, tools and equipment. A prototype for the Cheese Room, Well Room Woodhouse and Chaise House exists at the Salem Towne House in Sturbridge.
- b) **A Barn** such as that which once stood may be acquired or reconstructed either on the existing barn foundation or at the location of the original barn. The surviving fragments of the 19th century barn frame and photos of the original building provide exact information for an accurate reproduction. The early Ball family barn from Balls Hill Road in Concord is in storage and may be a potential resource for reconstruction.
- c) **A Corn House** such as one formerly adjacent to the driveway adjacent to the house would also be appropriate at the Barrett Farm since it figured in accounts of the events of April 19th, 1775. A good Corn House prototype is at Old Sturbridge Village.
- d) **A Necessary House** or privy should be included for authenticity, possibly incorporating public rest rooms.
- e) **A Wagon Shed** A 20th century wagon shed remains across Barrett's Mill Road.

5.6 Related Sites

- a) **The Barrett's Mill** ruins, as described in the existing conditions section, still remain a short way up the road to be interpreted as part of the overall program at the Barrett Farm. Operations at the site began as early as the 1670s and included both saw and grist mills as well as wood and metal manufacturing. It is said to have included a gunsmith shop at the

time of the Revolution. The mills continued operation into the 20th century and the location on Spencer Brook is a well-documented related site.

A substantial amount of information about the mill, including documents and historic photos, may be found in local archives and museums including Concord Free Public Library Special Collections and the Concord Museum.

- b) **The James Barrett Jr./ Major James Barrett House** still stands and 612 Barrett's Mill Road. This was the home of Colonel James Barrett's son James Jr., granddaughter Meliscent, the cartridge-maker, and her brother, later Major James Barrett who hauled away the munitions from the Barrett Farm. It is a very intact home similar to the Barrett Farm even including the trefoil motif over the east sitting room doorway. It needs to be preserved as an important component of the story of April 19th, 1775.
- c) **The Chandler burial place** at the rear of the Barrett property retains the 1792 gravestone of James Chandler who assisted Col. Barrett with the sequestering of munitions. According to Wheeler's map in Climate for Freedom, his house stood across the road to the west of Col. Barrett's and disappeared after Chandler died of smallpox in 1792. His house site should be researched and could be incorporated into long term planning as a related feature on a nearby site in one way or another.
- d) **Schoolhouse No. 5** once stood on the Col. James Barrett property a short way up the road, shown on the 1830 map near the corner of Strawberry Hill Road. Its site should be researched and could be incorporated into long term planning as a related feature on a nearby site in one way or another.
- e) **Minuteman Park Sites** - Programs could be developed in conjunction with neighboring park sites and interpretive programs such as re-enactors, militia groups, and historic trades. For example the Samuel Whitney Home "Wayside, was later occupied and renovated by the Alcotts and Hawthornes. That house was one of Col. Barrett's storage depots at the time of the encounter at the bridge. Mrs. Whitney and her children narrowly escaped in a chaise with a bullet passing through its top, grazing one of the children. Later owned by Harriet Lothrop/AKA Margaret Sidney, it inspired her historical novel of the Revolution centered around Barrett Farm as well as her founding of the patriotic National Society of Children of the American Revolution. Childrens' education programs are an educational, generally fundable approach to historic site utilization.

6 Scope of Work and Cost Estimates

The work phases (urgent, short-term, long-term and future) are suggested by findings according to prioritized needs and goals. The costs are preliminary at this point.

6.1 Stabilization Phase I (Urgent- one year)

The final Historic Structure Report is to be updated with detailed restoration recommendations, incorporating results of archaeology and paint analyses, based upon findings made in the course of stabilization repairs with scope to include the following:

- a) Interpretation - Determine Interpretive Period of Significance - Program Philosophy, Goals and Means (In progress as part of Historic Structure Report process)
- b) coordination with Town, State and Federal Historical Commissions and agencies with respect to preservation of the property according to the Secretary of the Interior's Standards for the Treatment of Historic Properties
- c) emergency shoring and stabilization of critical failed structural components
- d) completion of final Historic Structure Report/Preservation plan during site visits during stabilizations and repair work, archaeology, paint study analysis
- e) determination of the cause of and remedy for standing water in the basement (in progress); install of a water management/drainage system to control it,
- f) Temporary construction service, infrastructure upgrade: electrical, interior and exterior lighting, plumbing, septic, climate control, security, and fire suppression
- g) Replace front step, basement bulkhead in old location, stone window wells to prevent water infiltration
- h) Selective removal of damaged, later plaster and paint surfaces
- i) Pest control fumigation and treatment for animal odors
- j) reframing of a large portion of the failing exterior rear north wall (in progress),
- k) Repair/replace failed tie-beams, attic joists and rafter-purlin connections,
- l) stabilization repair of failed rafter-purlin connections, particularly eaves
- m) rebuilding of east ell entry, Dairy/Buttery/ Cheese/Well Room, with shelving, all demolished in 1977 (archaeology in progress)
- n) stabilization (partial rebuilding) of deteriorated areas (especially the rear) of the foundation above grade, re-pointing below
- o) replacement of deteriorated wall plates, girts, studs and posts (in progress),
- p) Replace deteriorated roof and intermediate wall plates, wall studs, diagonal braces
- q) sistering or replacement of portions of the first and second floor framing where end connections have been lost, are weakened, or sub-standard for safety (in progress),
- r) splicing in of deteriorated sills and post/stud bases using in-kind oak and pine hewn replacement members (in progress),
- s) rebuilding of main house chimney top from attic up

- t) archaeological determination of location and restoration of former features including cellar bulkhead, pavements, outbuilding locations (archaeology in progress),
- u) complete interim infrastructure upgrade, including electrical, plumbing, septic, climate control, security, and fire suppression,
- v) intensive interior and exterior cleaning, with conservator recommendations
- w) repair of interior water damage to plaster, woodwork and finishes, with paint and wall paper consultant recommendations
- x) preservation/restoration of original flooring and historic interior finishes,
- y) restoration of doors and windows with authentic period details to the Period of Significance, including mortised frames, sash, trim, and hardware, based upon documentary and physical evidence.
- z) repair and/or replacement of deteriorated clapboard siding, sheathing, trim with authentic period reproductions
- aa) installation of new authentic, fire resistant, wood shingle roof
- bb) complete final plans and specifications for the following scope for Phase I:

Phase I Scope of Work and Budget Estimate:
(Stabilization Work in Progress)

Archaeology	\$25,000
Paint and Wallpaper analysis	\$5,000-10,000
Project Sign	\$1200
Site Drainage	\$ 25,000
Framing and Structural Repairs (North side)	\$95,000
Workshop tent & floor	\$5,000
Structural repair	\$30-50,000
Electrical system	\$30,000
Heating system (fit historical)	\$30-50,000
Plumbing system	\$20,000
Fire suppression system	\$20-30,000
Security and Safety, barn safety (fencing, staging)	\$15,000
Septic (Title 5) tbd	\$25,000
Exterior / Landscaping	\$25,000
Hazardous Waste survey & cleanup	\$5-20,000
Storage Trailer	\$5,000
Office Trailer	\$5-10,000
Dumpster & trash Removal	\$5,000
Arch/Engineering	\$50,000
Doors and Windows (temporary closure)	\$2500
Remove bathroom and kitchen fixtures (completed)	
Total - Basic Stabilization / Preservation Phase	Approx. \$450- 500,000

6.2 Restoration Phase II (Short Term - two to four years)

Develop Plans and Specifications for the following scope of work:

- 1) General Contract - Structural, Masonry and Carpentry
 - a) Site work – Complete installation of site drainage and groundwater management systems to control it,
 - b) Stabilize (partial rebuild) foundation above grade; repair and repoint below
 - c) Rebuild Main House chimney from attic floor up; repair of existing chimney, fireplace structure
 - d) Rebuild West Ell chimney, fireplaces
 - e) Complete repairs to South and West front wall, roof and remainder of house and sills with associated trim, sheathing, clapboards
 - f) Improve floor loading (Reinforce structure with inconspicuous repairs)\
 - g) Rebuild East Ell entry and pantry with interim well-cover/woodshed
 - h) Framing Repair - replace, reinforce failed, weakened structural components throughout house interior.
 - i) Conservation repairs with authentic period material for floors, board partitions
 - j) Rebuild missing board partitions north rooms of Main House and West Ell
 - k) Doors and Windows - Replace modern components with authentic period reproductions, including frames, sash, trim, and hardware, based upon documentary and physical evidence found in the course of stabilization.
 - l) Siding - Repair or replace ca. 1905 clapboards with authentic period reproduction clapboards and sheathing.
 - m) Roofing - Replace roof with authentic material, fire retardant cedar wood shingles.
 - n) Complete pest control fumigation and treatment for animal odors
- 2) Finishes
 - a) Careful evaluation and selective removal of damaged and later plaster and paint surfaces
 - b) Complete intensive interior and exterior cleaning of existing original finishes, surfaces
 - c) Woodwork -Restore all historic woodwork, floor and ceiling interior finishes based upon results of analysis
 - d) Plaster - Conservation of original plaster walls and ceilings where possible; repair or replace later material as required, based upon findings in course of stabilization work.
 - e) Conserve, Restore, re-apply historic interior finishes, paint and wallpaper
- 3) Electrical-Mechanical - HVAC
 - a) Install electrical, interior/exterior lighting, plumbing, septic, climate control, security, and fire suppression
 - b) Complete code-compliant restroom, plumbing fixtures and septic system

6.3 Site Development Phase III (five to ten years)

Develop Plans and Specifications for the following scope of work:

- a) Interpretation – Determine Final Interpretive Program Philosophy, Goals and Means (In progress, part of Historic Structure Report process)
- b) Develop Plans to reconstruct former historic barn, corn house, other outbuildings
- c) Replace failed, 2nd-floor bath with plans for exterior, code-compliant accessible restroom and septic system
- d) Reconstruct former historic East Ell, entry way, woodshed/chaise house, accessible restroom
- e) Reconstruct stone walls, fences, historic landscape plantings; finish grading, cleanup
- f) Furnishings – Furnish house with authentic period and/or reproduction furnishings based upon furnishing plan, historic Barrett inventories, and family items in various collections.
- g) Complete infrastructure upgrade: electrical, interior/exterior lighting, plumbing, septic, climate control, security, and fire suppression
- h) Acquisition of authentic furnishings based upon early Barrett inventories (in process, several original Barrett items have been located)
- i) Operation - Provide operating budget and staff for reconstruction program
- j) •Reconstruction of Barn, Outbuildings using in-kind gifts of materials, volunteer tradesmen, educational institution experts or professional craftsmen - or a combination thereof.

7 Bibliography

7.1 Published Sources

- a) Chapin, Sarah. *Concord Massachusetts, Images of America* (Concord FPL, 1997)
- b) Cullen, Maurice R., Jr. *Battle Road, Birthplace of the American Revolution* (Chatham Press, Inc.: Old Greenwich, CT, 1970)
- c) Fischer, David Hackett. *Paul Revere's Ride* (NY: Oxford University Press, 1994)
- d) French, Allen. *Historic Concord & the Lexington Fight* (Concord FPL: 1942, 1978)
- e) French, Allen, *General Gage's Informers* (Ann Arbor Mich. University of Mich. Press, 1932)
- f) Gross, Robert A. *The Minutemen and Their World* (NY: Hill & Wang, 1976)
- g) Lothrop, Margaret M. *Wayside: Home of Authors* (Boston: American Book Co. 1968)
- h) Ryan, D. Michael. *Concord and the Dawn of the Revolution* (Charleston, SC: History Press, 207)
- i) Shattuck, Lemuel. *History of Concord* (Boston & Concord: Russell & Co., 1835)
- j) Sidney, Margaret AKA Harriet Lothrop. *A Little Maid of Concord Town, 1775* (Boston: Lothrop Lee & Shepard Co. 1898,1900)
- k) Sidney, Margaret AKA Harriet Lothrop. *Old Concord, Her Highways and Byways* (Boston: Lothrop Publishing Co. 188, 1890)
- l) Small, Edwin W. *Lexington-Concord Battle Road, April 19, 1775* (Boston: Old Colony Trust Co. 1960)
- m) Sawtell, Clement C. *The Nineteenth of April, 1775: First Hand Accounts* (New London, NH Country Press, 1960)
- n) Wheeler, Ruth. *Concord, Climate for Freedom* (Concord Museum, 1967)

7.2 Primary and Archival Sources

- a) Bell, Jonathan L. "Behold the Guns Were Gone!" (unpub. Manuscript, American History Seminars, Massachusetts Historical Society, 2001)
- b) Concord Antiquarian Society Papers, Concord Free Public Library (CFPL)
- c) Massachusetts Archives, Legislative and Committee Records re. Col. Barrett
- d) Middlesex Registry of Deeds and Probate, Barrett Family Estate Records & Accounts
- e) Shattuck, Lemuel. Manuscript Notes, Shattuck Collection, New England Historic & Genealogical Society (NEHGS)
- f) Walcott, Charles H. "Concord in the Colonial Period: Being a History of the Town of Concord 1635-1689", Estes and Lauriat, Boston, 1884.

8 List of Appendices

The appendices are separately bound.

8.1 Background Research

Background research has been performed by Frederic C. Detwiler, volunteers from Save Our Heritage, and Concord archivists.

- 8.1.1 Barrett Farm Ownership Chronology
- 8.1.2 Town of Concord Instructions, 1773
- 8.1.3 Memo on General Gages Spy Reports and Orders 1775
- 8.1.4 General Gage's Orders
- 8.1.5 Behold the Guns were Gone, Bell
- 8.1.6 Col. Barrett's Deposition, April 1775
- 8.1.7 Transcription – Col. Barrett's Deposition
- 8.1.8 Col. Barrett Supplies Hidden for Committees of Supplies, Safety
- 8.1.9 The Right of the People to Establish Forms of Government
- 8.1.10 Will of Col. James Barrett, 1779
- 8.1.11 Inventory of Col. James Barrett, 1779
- 8.1.12 Peter Barrett Will 1808
- 8.1.13 Peter Barrett Inventory 1808
- 8.1.14 Peter Barrett Auction Account 1809
- 8.1.15 Inventory of Mary Prescott Barrett 1846
- 8.1.16 Inventory of Prescott Barrett 1862
- 8.1.17 Mary Prescott Barrett Interview with Shattuck 1831
- 8.1.18 Maj. James, Prescott Barrett in Lossing's Book 1848-50
- 8.1.19 Barretts in "The Concord Fight" Harper's New Monthly Magazine 1875
- 8.1.20 Meliscent Barrett Swain Anvil, Scissors Letter, 1875, Little Maid of Concord
- 8.1.21 Barrett Farm Extracts from *Old Concord: Her Highways and Byways* 1888/92

See also Margaret Sidney/Harriet Lothrop's *A Little Maid of Concord Town, 1775*, which has many references to the Barrett Farm.

8.2 Suggested Maintenance Schedule

This addendum gives suggestions for house maintenance.

8.3 National Register of Historic Places – Barrett Farm

This addendum is a copy of the application for the National Register of Historic Places.